

## HISTORIC PRESERVATION COMMISSION February 12th, 2015

Hatton Hall  
34 East 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### Call to Order

### Roll Call

1. Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
2. Approval of January 8<sup>th</sup>, 2015 meeting minutes
3. Elections
4. Urban Streetcar Project Update – Eric Iwersen (City of Tempe) and Valley Metro staff
5. Discuss and consider formation of an Archaeologically Sensitive Classification Subcommittee
6. Discuss and consider Ocotillo Power Plant project scope
7. Legislative Update
8. Discuss and Consider Chair / Staff Updates
9. Current Events / Announcements / Future Agenda Items
  - Member Announcements
  - Staff Announcements

### Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

02/06/2015 12:32 PM

City of Tempe, Arizona

**Notice of Public Meeting of a Public Body**

**Sections 7.6.3, 7.7.4, 7.10.1**

**NOTICE OF PUBLIC MEETING OF THE  
TEMPE HISTORIC PRESERVATION COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tempe Historic Preservation Commission and to the general public that the Tempe Historic Preservation Commission will hold a meeting open to the public on Thursday, February 12th, 2015 from 6:00 p.m. to approximately 8:00 p.m., at Hatton Hall, located on the Governor B. B. Moeur Campus at 34 East 7<sup>th</sup> Street, Tempe, Arizona.

A copy of the agenda for the meeting will be available at Tempe City Hall, 31 East 5<sup>th</sup> Street, Garden Level East, Community Development Department, Historic Preservation Office at least twenty-four hours in advance of the meeting.

Dated this 5th day of February, 2015

Tempe Historic Preservation Commission

A large, stylized handwritten signature in blue ink, appearing to be a cursive representation of a name, possibly "John Doe" or similar, written over the printed name of the Tempe Historic Preservation Commission.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Tempe City Clerk, 480-350-8007 (voice), or 480-350-8400 (TDD). Requests should be made as early as possible to arrange the accommodation.

## Agenda Item 2

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## MINUTES OF THE HISTORIC PRESERVATION COMMISSION January 8, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus  
34 E. 7<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

Commission Present:

Andrea Gregory, Chair  
Chuck Buss  
Charlie Lee  
Lauren Proper  
Brenda Shears  
Scott Solliday  
Korri Turner

City Staff Present:

Brenda Abney, Tempe History Museum  
Hansen, Project Management Coordinator  
Billy Kiser, Graduate Intern  
Jared Smith, Tempe History Museum  
Holly Solis, Graduate Intern  
John Larsen Southard, Historic Preservation Officer  
Mark Vinson, FAIA, City Architect

Commission Absent:

Ira Bennett, Vice Chair  
Anne Billsbarrow

Chair Gregory called the meeting to order at 6:05 p.m.

1. Approval of December 11, 2014 HPC minutes

Commissioner Proper moved to approve the Minutes from the December 11, 2014 meeting. The motion was seconded by Commissioner Solliday, and passed with a vote of 7-0.

2. Discussion of *You As a Public Official* and *Robert's Rules of Order*

- HPO Southard provided an overview of *You As a Public Official* and *Robert's Rules of Order*

3. Request for review and recommendation of an Amended Planned Area Development Overlay, a Use Permit for tandem parking, and a Development Plan Review for design of a 271-room hotel, office, retail and restaurant uses within approximately 915,000 sf. of new development, including the preservation of the Hayden House for a future phase restaurant use for **MILL & RIO SALADO (PL140182)**, located at 100 South Mill Avenue. The applicant is Manjula Vaz, Gammage & Burnham PLC.

- Manjula Vaz outlined changes to the approved 2008 PAD, including the division of the project into two phases. Phase I includes the area surrounding the historic Hayden House, phase II includes the Hayden House.
- HPO Southard discussed 2000 Historic designation, which included 3 parcels. Applicant submitted revised, two-phase plan, with phase I work entirely outside of HPC jurisdiction. As phase I is outside area of HPC jurisdiction, HPC's role is advisory only. Applicant's phase II proposal will require HPC approval.
- Chair Gregory asked if a Building Condition Assessment Report (BCAR) will be prepared. HPO Southard stated THPO is requesting an outline format Historic American Buildings Survey in place of a BCAR.
- Chair Gregory inquired about adding language requiring consultation with the State Historic Preservation Office or Tempe HPO in the case of "extraordinary" archaeological finds. Grady Gammage requested Tempe Historic Preservation Office consultation in place of SHPO consultation. HPO Southard indicated concurrence with Mr. Gammage's request.



- Chair Gregory asked how the seven foot protection zone was determined. HPO Southard replied that the seven foot figure was included in the 2008 construction plan.

- Mr. Southard discussed procedures for mothballing and securing an historic building during construction.

Commissioner Solliday moved to recommend approval of applicant's phase one proposal, with HPO-recommended stipulations amended as follows: add ", in consultation with HPO," between the words developer and shall in the last sentence of stipulation nine. The motion was seconded by Commissioner Spears, and passed with a vote of 7-0.

#### 4. Discussion and possible direction regarding Ocotillo Power Plant project

- APS has provided THPO \$15,000 to fund an historical monograph about Ocotillo Power Plant and its impact on Tempe's development.
- Commissioner Buss suggested including Ocotillo's impact on and place in residential areas.
- Discussion of the need for photographic documentation of the Ocotillo Power Plant.
- Commissioner Lee asked when the current power plant will be demolished. HPO Southard stated construction of a new facility is to begin around 2016-2017, with said facility being constructed in a different location on the property.
- Chair Gregory asked if any finds of archaeological significance have been made on-site. HPO Southard replied APS has located canals, possibly prehistoric in age, on the property.
- Commissioner Solliday suggested examining Ocotillo's association with socio-political changes in Tempe.
- Issue to be revisited at February HPC meeting.

#### 5. Discuss and Consider Chair / Staff Updates

- HPO Southard discussed the need for a barrier surrounding the historic WPA stonework in North Moeur Park.
- HPO Southard introduced Brenda Abney of the Tempe History Museum and HPO Graduate Intern Holly Solis.
- HPO Southard discussed talks with Neighborhood Advisory Committee to determine how their work and that of the HPC overlap. The two bodies may attempt to meet jointly at some point in the future.
- Mr. Hansen provided an update on the ongoing Character Areas project. He plans on creating an ambassador training program that focuses on culture and preservation and would like the HPC to have a more active role in the process.
- HPO Southard provided an update on Valley Metro's Urban Streetcar project.

#### 6. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- No reply

7. Call to Audience: Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

- No reply

The meeting was adjourned at 7:25 p.m.

Prepared by: Holly Solis, Graduate Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer

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Andrea Gregory, Chair

## Agenda Item 4



# Environmental Assessment

## Draft Summary of Inventory and Evaluation of Historic and Archaeological Resources

TEMPE STREETCAR

February 2015





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## **1.0 INTRODUCTION**

### **1.1 BACKGROUND**

Because the Tempe Streetcar project is federally funded, a cultural resources impacts assessment was conducted to determine potential impacts to historic and archaeological properties as per Section 106 of the National Historic Preservation Act (NHPA), Department of Transportation Act Section 4(f), and National Environmental Protection Act (NEPA). This document summarizes the preliminary determinations of eligibility and findings of effect of the project on listed, eligible, and potentially eligible properties within the project's Area of Potential Effect. Section 1.2 describes the project. The Area of Potential Effect is shown in Section 2.0. Section 3.0 summarizes the findings for the historic properties while Section 4.0 discusses archaeological findings. The full reports are being finalized and can be made available for review through Valley Metro.

The Tempe Streetcar project was initially proposed several years ago to include the current project's downtown loop on Mill Avenue, Rio Salado Parkway, Ash Avenue, and University Drive as well as a continuation of the route south on Mill Avenue where it would have terminated at Southern Avenue. On behalf of the Federal Transit Administration (FTA), Valley Metro initiated consultation on the initial project in 2008 with the State Historic Preservation Office (SHPO), the City of Tempe Historic Preservation Office, and Arizona State University (ASU). The 2008 project was presented to the City of Tempe Historic Preservation Commission on January 8, 2009. On May 14, 2014, SHPO concurred on the determinations of eligibility and findings of no adverse effect for that initial project. Subsequent to SHPO's concurrence, Valley Metro and the City of Tempe decided not to proceed with the project as it was then defined. In 2014, the project was reinitiated with a modified route. The modified route includes the same downtown loop and portion of Mill Avenue south of University Drive to approximately 11th Street. However, the current project also includes a segment on Rio Salado Parkway between Mill Avenue and Marina Heights (near Packard Drive) and a segment traversing the Gammage Curve between Mill Avenue and Apache Boulevard and extending east on Apache Boulevard to approximately Dorsey Lane. Consultation was continued in 2014 with SHPO, the City of Tempe, ASU, and other interested parties, including nine Native American tribes, to provide an opportunity to review the historic and archaeological properties and potential effects of these new segments of the project. This document summarizes the preliminary findings of those studies.



## 1.2 PROJECT DESCRIPTION

The proposed project, or Build Alternative (**Figure 1**), connects the emerging Rio Salado Parkway commercial district along Tempe Town Lake with the traditional downtown core of Tempe and the Mill Avenue District. South of University Drive and downtown Tempe, the alignment continues on Mill Avenue, wraps around the southern portion of ASU's campus along Apache Boulevard, and terminates near the current Dorsey/Apache Boulevard Light Rail Transit (LRT) Station. In total, the Build Alternative consists of a 3.1-mile modern streetcar line.

Described from north to south, the streetcar will operate bi-directionally in the median of Rio Salado Parkway between the new Marina Heights development near Packard Drive and the intersection of Mill Avenue and Rio Salado Parkway. The streetcar will then loop around downtown Tempe generally sharing travel lanes with automobiles and operating in a one-way couplet southbound on Ash Avenue and northbound on Mill Avenue. Specifically, the streetcar will traverse a one-way, counterclockwise loop west on Rio Salado Parkway, south on Ash Avenue, and east on University Drive. During some special events in downtown Tempe, the streetcar will complete the counterclockwise loop by turning north on Mill Avenue at University Drive and continuing to Rio Salado Parkway. Under general operating conditions, the flow downtown will still be in a counterclockwise direction on the portion of the loop on Rio Salado Parkway, Ash Avenue, and University Drive. However, where the streetcars on University Drive intersect with Mill Avenue, they will turn south and travel bi-directionally on Mill Avenue to 11th Street near ASU's Gammage Auditorium. The bi-directional trackway will then follow the roadway curve around the southwest perimeter of Gammage Auditorium, turn onto Apache Boulevard, and continue in an east-west direction, terminating near the current Dorsey/Apache Boulevard LRT Station.

The existing number of traffic lanes will be maintained with two exceptions:

- *Mill Avenue between University Drive and 11th Street.* In this segment, the existing three southbound through lanes will be reduced to two lanes, and a southbound bicycle lane added. An additional northbound through lane will be added to provide a total of two northbound through lanes and a bicycle lane. At 10th Street, the left-turn lane will be removed.
- *Ash Avenue between Rio Salado Parkway and University Drive.* In this segment, the existing two southbound through lanes will be reduced to one lane, and the

southbound bicycle lane moved adjacent to the remaining southbound through lane.

FIGURE 1: BUILD ALTERNATIVE



Source: Valley Metro, January 8, 2015.

The proposed streetcar system will operate with a single car and will generally share the existing vehicular travel lanes, thus minimizing the need to widen the current street rights-of-way (ROW). The exact type of streetcar vehicle has not been determined; however, it is anticipated it will have a minimum of two articulations (movable joints within the vehicle) to maneuver the tight turns required for in-street operations. A portion of the vehicle will have a low floor to accommodate level boarding from stop platforms. The vehicle will either have adjustable suspension or bridge plates to accommodate Americans with Disabilities Act requirements for vehicle/platform interface. The primary features of the Build Alternative are described in **Table 1**.

The proposed project's vehicles will use the current Operations and Maintenance Center (OMC) now used to maintain and store light rail vehicles for the Valley Metro





light rail system. The vehicles will use the existing LRT tracks to access the OMC. A total of 15 streetcar stops will be distributed throughout the 3.1-mile corridor as shown in **Table 2**.

**TABLE 1: TEMPE STREETCAR AT-A-GLANCE**

From – To:	<u>Rio Salado Parkway (between the Marina Heights development and the intersection of Mill Avenue and Rio Salado Parkway)</u> – This segment has a double-track configuration. <u>Downtown Tempe (between University Drive and Rio Salado Parkway)</u> – This segment includes a single track, one-way counterclockwise loop west on Rio Salado Parkway, south on Ash Avenue, and east on University Drive to Mill Avenue. Northbound trains will operate on a single track, one-way alignment north on Mill Avenue. <u>Mill Avenue (south of University Drive to Apache Boulevard) and Apache Boulevard (east of Mill Avenue to Dorsey Lane)</u> – This segment contains a double-track configuration.
Distance	3.1 route miles
Number of stops	15 total streetcar stops
Traffic lanes	<u>Shares travel lanes with autos and generally maintains existing numbers of traffic lanes with two exceptions:</u> 1) Between University Drive and 11th Street where existing 3 southbound lanes will be reduced to 2 and a bike lane added. Existing 1 northbound lane will be increased to 2 lanes and existing bike lane maintained; and 2) Southbound Ash Avenue where 2 southbound lanes are reduced to 1 lane.
Operations begin	2018
Headways	Weekdays: 10-minute frequency in each direction most of the day. 20-minute frequency in each direction in early mornings (5-6 a.m.) and late evenings (7 p.m. and later).
Vehicle capacity	Up to 130 passengers. Vehicle capacity depends on the size of the vehicle selected.
Hours of operation	Sunday through Thursday: 19 hours (5 a.m. to 12 a.m.) Friday and Saturday: 22 hours (5 a.m. to 3 a.m.)
Estimated operational speed	25 mph
Number vehicles	7 (includes revenue service vehicles and spares)
Operations and maintenance	Uses existing Valley Metro Operations and Maintenance Center

Streetcar power is supplied by overhead electric lines. The overhead electric lines will be suspended by poles and hardware placed in the street ROW at intervals of approximately 80 feet to 110 feet. The poles and hardware are designed to be compatible with visual and aesthetic characteristics of the corridor. Where the track is

side running, the poles will be located on the curb side of the streetcar trackway with the overhead electrical line suspended over the streetcar tracks either by span wires or with cantilevered attachments. Where the track is median running, generally the poles will be located within the median with the overhead line suspended over the streetcar tracks.

**TABLE 2: STOP LOCATION BY TYPE**

Location	Platform Type	Orientation of Stop on Street
Marina Heights/Rio Salado Pkwy	Center platform	Center of Street
Hayden Ferry/Rio Salado Pkwy	Center platform	Center of Street
Tempe Beach Park/Rio Salado Pkwy	Center platform	Center of Street
3rd St/Ash Ave	Side platform on curbside lane	Southbound
5th St/Ash Ave	Side platform on curbside lane	Southbound
University Dr/Ash Ave	Side platform on curbside lane	Southbound
6th St/Mill Ave	Side platform on curbside lane	Northbound
3rd St/Mill Ave	Side platform on curbside lane	Northbound
9th St/Mill Ave	Center platform	Center of Street
11th St/Mill Ave	Center platform	Center of Street
College Ave/Apache Blvd	Center platform	Center of Street
McAllister Ave/Apache Blvd	Center platform	Center of Street
Rural Rd/Apache Blvd	Center platform	Center of Street
Terrace Rd/Apache Blvd	Center platform	Center of Street
Near Dorsey/Apache Blvd LRT Station <sup>1</sup>	TBD	TBD

<sup>1</sup> The specific streetcar stop location near the existing LRT station has not been determined.

Source: Tempe Streetcar drawings, Valley Metro, January 21, 2015.

With few exceptions, the streetcar trackway, stops, and lane configurations will be contained within the existing public ROW; however, ROW will be needed for traction power substations (TPSS) and signal buildings. The TPSSs will be spaced approximately one mile apart to provide electrical power for streetcar vehicles and special trackwork. The TPSS facilities convert electrical current to an appropriate type (AC to DC) and level to power streetcar vehicles. The candidate locations for the eight TPSSs are listed in **Table 3**. Each location, approximately 70 feet by 100 feet (including setbacks and access drives), was sited to minimize impacts to the surrounding properties. The project will likely require fewer than eight TPSSs; however, all eight potential sites are included in the analysis.



**TABLE 3: TRACTION POWER SUBSTATIONS LOCATION OPTIONS**

Abbreviation <sup>1</sup>	Drawing Sheet No. <sup>1</sup>	Location
RS/P Option 1	3	Rio Salado Pkwy.-Option 1
RS/P Option 2	2	Rio Salado Pkwy.-Option 2
RS/A	4	Rio Salado Pkwy./Ash Ave.
3/A	5	3 <sup>rd</sup> St./Ash Ave.
3/M	5	3 <sup>rd</sup> St./Mill Ave.
U/M	7	University Dr./Mill Ave.
13/M	9	13 <sup>th</sup> St./Mill Ave.
A/T	2	Apache Blvd./Terrace Rd.

<sup>1</sup>As shown in the separate package of drawings dated November 21, 2015, Valley Metro.

## 2.0 AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) includes properties that may be directly impacted (e.g., physical destruction or disturbance of any or all of the property either by the built project or during construction activities), and properties that may be indirectly impacted (e.g., through visual or audible impacts, changes in traffic circulation, or other effects to the environment that diminishes the integrity of a property's surroundings) by project activities.

The APE has been defined through coordination with SHPO and the City of Tempe Historic Preservation Office as the properties immediately adjacent to the Tempe Streetcar project ROW. In cases where the potentially affected parcel is a component of a potential district or group of associated buildings, the entire potential district boundary is included within the APE. The historic district is considered as a single unit for the sake of evaluation just as though it were an individual building on a single parcel. The effect of the proposed undertaking on the entire district is evaluated for its impact not only on the few properties adjacent to the track alignment, but also on the historic district as a whole.

Ground disturbance will average approximately 2 feet deep along most of the route and go as deep as 6 feet in places for utility relocations. Therefore, the APE for archaeological resources will include the same horizontal extent as the APE for architectural resources plus a vertical depth of approximately 6 feet.

The APE is illustrated in **Figure 2**.



**FIGURE 2: AREA OF POTENTIAL EFFECT**



### 3.0 HISTORIC RESOURCES

#### 3.1 ELIGIBLE PROPERTIES

All properties of historic age within the APE, that is, properties constructed before 1968, were inventoried. No properties were identified within the APE that qualify under Consideration G for exceptional properties less than 50 years old.

Previous inventory and evaluation of properties within the APE for the initial Tempe Streetcar project (**Figure 3**) were conducted in 2012 by Ryden Architects, Inc. (see Section 1.1 for more information). That study documented 43 individual properties and four districts within the portion of the initial project contained in the current project's APE. Of those, 13 individual properties and one historic district had been previously listed on the National Register. SHPO concurred in 2012 on the determinations of properties' eligibility presented in the Ryden report (see Section 1.1). **Tables 4 and 5** present those properties and historic districts previously determined eligible and listed in the current project's APE.

After the streetcar project route was modified in 2014 to include extensions on Rio Salado Parkway and on Apache Boulevard, as discussed in Section 1.0, Archaeological Consulting Services (ACS) initiated a survey of the APE within the additional portions of the project and found no other properties or districts listed on the National Register. However, four additional properties, presented in **Table 6**, have been recommended as eligible. ACS did not recommend as eligible any additional historic districts. In total, the inventory and research from both studies identified 47 buildings and four districts within the current APE.

**TABLE 4: PROPERTIES LISTED AND DETERMINED ELIGIBLE IN 2012  
HISTORIC-ERA PROPERTIES<sup>1</sup>**

Property Number	Property Name <sup>2</sup>	Address	Year Built	Status and Criteria
1.1	Frankenberg House (relocated and rehabilitated as office)	180 S. Ash Ave.	1910	Treated as Eligible (Listed prior to move) – Criterion C and Consideration B
1.2	Long House (relocated and rehabilitated as office)	150 S. Ash Ave.	1910	Treated as Eligible (Listed prior to move) – Criterion C and Consideration B
1.3	House (relocated and rehabilitated as office)	150 S. Ash Ave.	ca. 1910	Treated as Eligible – Criterion C and Consideration B
1.4	House (relocated and rehabilitated as office)	150 S. Ash Ave.	ca. 1910	Treated as Eligible – Criterion C and Consideration B

Property Number	Property Name <sup>2</sup>	Address	Year Built	Status and Criteria
1.5	House (relocated and rehabilitated as office)	150 S. Ash Ave.	ca. 1910	Treated as Eligible – Criterion C and Consideration B
1.18	Brown/Strong/Reeves House	604 S. Ash Ave.	1883	Listed – Criterion C
1.6	Tempe Beach Stadium	Ash Ave. at 1 <sup>st</sup> St.	1937	Listed – Criterion A
1.7	Hayden House (adobe) (Monti's La Casa Vieja)	3 W. 1 <sup>st</sup> St.	1873	Listed – Criterion C
1.8	Hayden Flour Mill (vacant)	119 S. Mill Ave.	1918	Eligible – Criteria A, C, and D
1.9	Hotel Casa Loma	398 S. Mill Ave.	1899	Listed – Criterion C
1.10	Andre Building (Rula Bula)	401-403 S. Mill Ave.	1900	Listed – Criteria A and C
1.11	Vienna Bakery (Ra Sushi)	415 S. Mill Ave.	1893	Listed – Criteria A and C
1.12	Restaurant Mexico	423 S. Mill Ave.	1955	Eligible – Criterion A
1.13	College Theatre (Valley Art)	505-509 S. Mill Ave.	1938	Eligible – Criterion A
1.14	Goodwin Building	512-518 S. Mill Ave.	1907	Listed – Criteria A and C
1.15	Tempe Hardware/Curry Hall	520 S. Mill Ave.	1898	Listed – Criteria A and C
1.16	Tempe National Bank	526 S. Mill Ave.	1912	Listed – Criterion A
1.17	Joseph A. Birchett Building (Hippie Gypsy)	601 S. Mill Ave.	1935	Eligible – Criteria A and C
2.1	Gage House (Mrs. Rita's)	115 W. University Dr.	1888	Eligible – Criteria A and B
2.2	University Inn and Suites	902 S. Mill Ave.	1956	Eligible – Criterion A
2.3	Mullen House	918 S. Mill Ave.	1924	Listed – Criteria B and C
2.4	State Farm Insurance Office	928 S. Mill Ave.	1925	Contributor to Eligible Gage House Addition HD – Criterion A
2.5	Living Canvas Tattoos	930 S. Mill Ave.	1930	Contributor to Eligible Gage Addition HD – Criterion A
2.6	Vanity on Mill Hair Gallery	944 S. Mill Ave.	1933	Contributor to Eligible Gage Addition HD – Criterion A
2.7	Campus Cellular	946 S. Mill Ave.	1955	Contributor to Eligible Gage Addition HD – Criterion A
2.8	3 Roots Coffee House	1020 S. Mill Ave.	1964	Eligible – Criterion A
2.9	Minson House (Church)	1034 S. Mill Ave.	1925	Eligible (also a contributor to Eligible Park Tract HD) – Criterion C





Property Number	Property Name <sup>2</sup>	Address	Year Built	Status and Criteria
2.11	Residence	1100 S. Mill Ave.	1942	Contributor to Eligible Park Tract HD – Criteria A and C
2.12	Selleh House	1104 S. Mill Ave.	1940	Listed – Criteria B and C
2.13	Residence	1110 S. Mill Ave.	1935	Contributor to Eligible Park Tract HD – Criteria A and C
2.14	Residence	1112 S. Mill Ave.	1952	Contributor to Eligible Park Tract HD – Criterion A and C
2.15	Residence	1160 S. Mill Ave.	1950	Contributor to Eligible Park Tract HD – Criteria A and C
2.16	Residence	1170 S. Mill Ave.	1935	Contributor to Eligible Park Tract HD – Criterion A and C
2.17	Residence	1190 S. Mill Ave.	1935	Contributor to Eligible Park Tract HD – Criteria A and C
2.10	Grady Gammage Auditorium	1200 S. Mill Ave.	1964	Listed – Criterion C
2.18	Residence	1202 S. Mill Ave.	1940	Contributor to Eligible Park Tract HD – Criteria A and C
2.19	Residence	1212 S. Mill Ave.	1950	Contributor to Eligible Park Tract HD – Criteria A and C
2.20	Butler (Gray) House	1220 S. Mill Ave.	1939	Eligible (also a contributor to Eligible Park Tract HD) – Criteria A and C
2.21	Tempe Women's Club	1290 S. Mill Ave.	1936	Listed – Criteria A and C
3.2	Residence	1319 S. Mill Ave.	1947	Contributor to Listed University Park HD – Criteria A and C
3.3	Residence	1421 S. Mill Ave.	1952	Contributor to Listed University Park HD – Criteria A and C
3.4	Residence	1427 S. Mill Ave.	1946	Contributor to Listed University Park HD – Criteria A and C
3.5	Residence	1433 S. Mill Ave.	1947	Contributor to Listed University Park HD – Criteria A and C

<sup>1</sup> This table includes properties previously evaluated by Ryden Architects, Inc. (Ryden Architects 2012). The report received SHPO concurrence on May 14, 2012. Locations of these historic properties may be found in Figure 4.

<sup>2</sup> The first entry under "Property Name" was the name of the business, building, property, etc., when first built. The name in parentheses indicates the current name as of the date of the field survey.

<sup>3</sup> HD = Historic District.



**TABLE 5: HISTORIC DISTRICTS LISTED AND DETERMINED ELIGIBLE IN 2012<sup>1</sup>**

Property Number <sup>2</sup>	Property Name	Location	Year Built	Status and Criteria
TSC-HD1	Gage Addition Historic District	NWC 10th St. and Mill Ave.	1919-1954	Eligible – Criteria A and C
TSC-HD2	Park Tract Historic District	SWC 10th St. and Mill Ave.	1930-1960	Eligible – Criteria A and C
TSC-HD3	College View Historic District	SWC 13th St. and Mill Ave.	1946-1953	Eligible – Criteria A and C
TSC-HD4	University Park Historic District	SEC Apache Blvd. and Mill Ave.	1946-1956	Listed – Criteria A and C

<sup>1</sup> This table includes historic districts previously evaluated by Ryden Architects, Inc. (Ryden Architects, 2012). The report received SHPO concurrence on May 12, 2012. Locations of these historic properties may be found in Figure 4.

<sup>2</sup> HD = Historic District; NWC = northwest corner; SWC = southwest corner; SEC = southeast corner

**TABLE 6: ADDITIONAL PROPERTIES RECOMMENDED ELIGIBLE WITHIN THE CURRENT STREETCAR APE<sup>1</sup>**

Property Number	Property Name	Address	Year Built	Recommended Status and Criteria
ACS-6	Charles Hayden Hall	250 E. Apache Blvd.	1951	Recommended Eligible – Criterion A and potentially C
ACS-7	Best Hall	1215 S. Forest Ave.	1956	Recommended Eligible – Criterion A and potentially C
ACS-9	Sun Devil Stadium	500 E. Veterans Way	1958	Recommended Eligible – Criterion A
RYDEN T-438	Irish Hall	1201 S. Forest Ave.	1940	Recommended Eligible – Criteria A and C

<sup>1</sup> These properties were recently evaluated by ACS (2015) and include historic era properties in those segments of the current APE which were not previously evaluated in 2012 because those segments were not part of the original streetcar project. Locations of these historic properties may be found on maps in Figure 4.

Locations of properties presented in Tables 4 through 6 are shown in **Figure 4**.

### **3.1.1 Rationale for ACS Eligibility Recommendations**

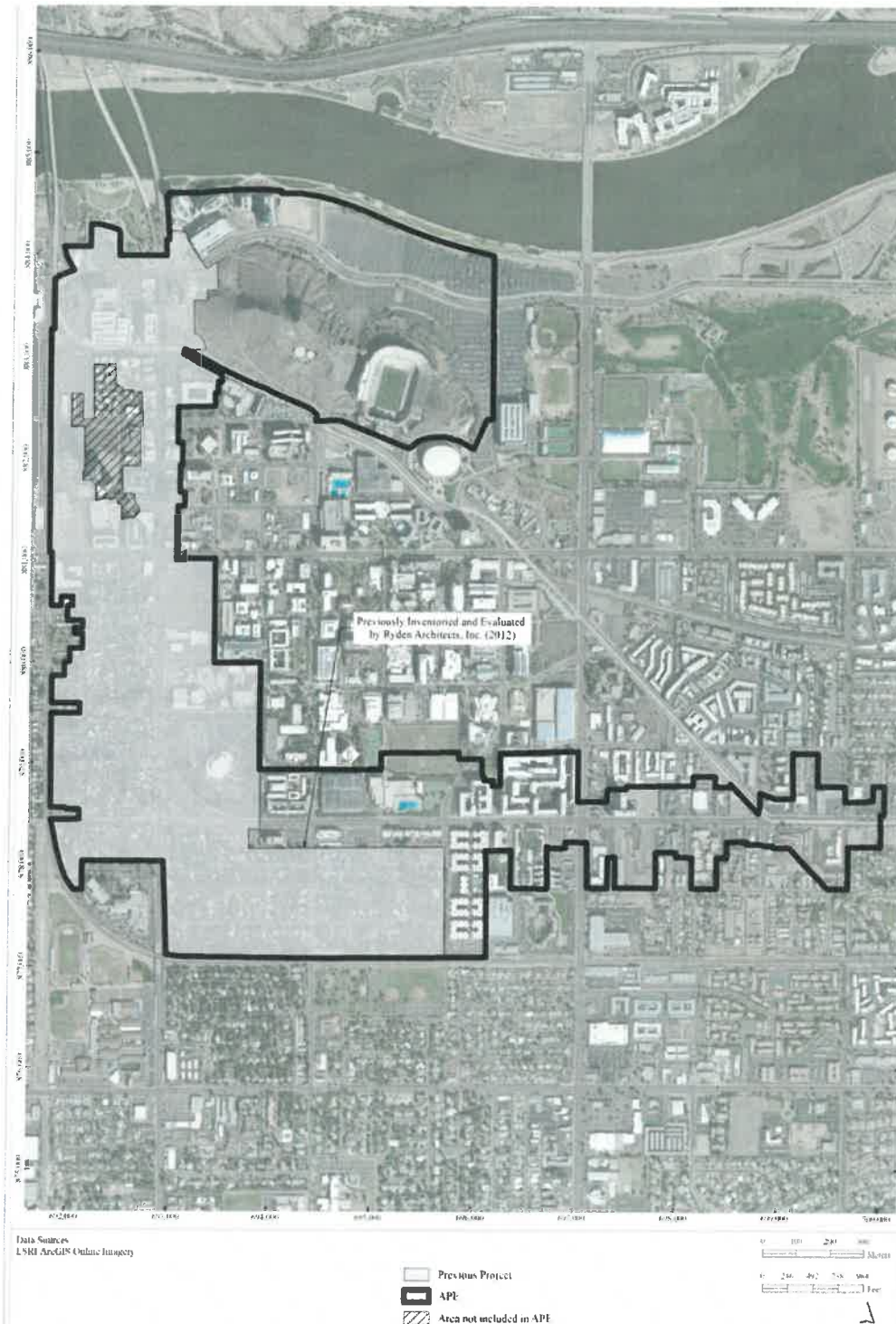
#### **RYDEN T-438 Irish Hall (1940)**

This property was documented in 1997 by Ryden Architects, Inc. (Ryden Architects 1997b). As such, ACS has retained its original inventory number for this current project. The following description is copied from the previous report.

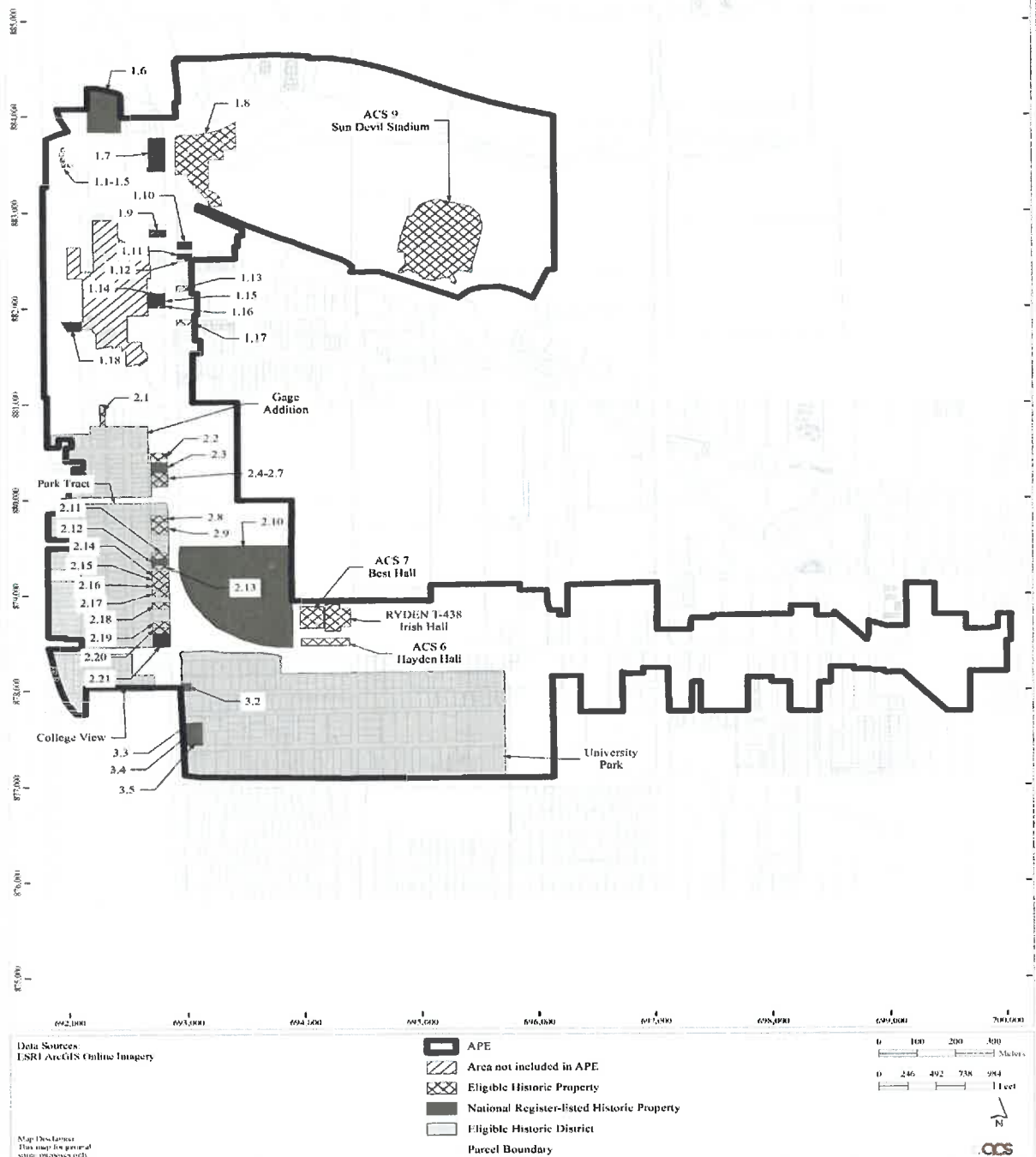
#### *Significance*

Irish Hall (RYDEN T-438) is a complex of three buildings constructed between 1940 and 1946. Two units (north and central buildings) were constructed in 1940, with the third unit (south building) completed in 1946. All three buildings are characterized as Art Moderne style structures with distinctive elements including low, horizontal massing and a flat roof, as well as rounded walls in the breezeway of the main central building.

**FIGURE 3: PORTION OF CURRENT APE INVENTORIED AND EVALUATED IN 2012**



**FIGURE 4: ELIGIBLE HISTORIC PROPERTIES AND DISTRICTS**



Horizontal linear banding along the exterior walls complements the layout of the steel casement windows. The property has served as a student dormitory since its construction in 1940.

#### *Integrity*

Distinctive features and proportions of the building are well-maintained. Currently, Irish Hall (RYDEN T-438), Charles Hayden Hall (ACS-6), and Best Hall (ACS-7) comprise the Arcadia Residential Community at ASU, which houses students pursuing degrees at the university.

#### *Eligibility*

The building was previously recommended eligible for listing on the National Register at a local level of significance under Criterion C as an excellent example of Art Moderne, a rare building type in the area (Ryden Architects 1997b). The building has retained a high level of integrity since its initial recording in 1997. Furthermore, the complex was designed by the local architectural firm of Lescher and Mahoney, a firm recognized today as one of the most prolific and significant Arizona architectural firms of the twentieth century (Vargas 2008). Finally, ACS recommends the dormitory complex individually eligible under Criterion A for its association with the presidency of Grady Gammage at Arizona State College (1933–1959). Under his leadership and 36-year tenure, the campus was significantly expanded and modernized with the addition of new buildings. The teacher's college was upgraded first to Arizona State College in 1945, then to a State University in 1958.

ASU is in the process of preparing a Multiple Property Documentation Form (MPDF) for ASU Tempe campus properties constructed through 1966 for internal use in making eligibility determinations under Criterion A associated with the tenure of presidents Arthur John Matthews, Grady Gammage, and G. Homer Durham. At present, all ASU properties more than 50 years of age are to be considered eligible for listing in the National Register (personal communication, Patricia Olson, ASU, December 1, 2014).

#### **ACS-6 Charles T. Hayden Hall (1951)**

##### *Significance*

This property includes the original Hayden Hall building, constructed in 1951, and two modern wing additions. The primary building, designed by H.H. Green, is constructed with brick, and is characterized as an International Style building with distinctive



elements including low, horizontal massing and a flat roof. The three levels of cantilevered windows form horizontal bands across the front facade of the structure. The property has served as a student dormitory since its construction. A review of historical aerials indicates the two wing additions were constructed in 2001 to house additional students (Maricopa County 2013: accessed January 12, 2015).

#### *Integrity*

Distinctive features and proportions of the building are well maintained. Currently, Irish Hall (RYDEN T-438), Charles Hayden Hall (ACS-6), and Best Hall (ACS-7) comprise the Arcadia Residential Community at ASU, which houses students pursuing degrees at the university.

#### *Eligibility*

The primary building is recommended individually eligible for listing on the National Register at a local level of significance under Criterion A for its association with the development of higher education at ASU under the leadership of Grady Gammage (1933–1959). Under his leadership and 36-year tenure, the campus was significantly expanded and modernized with the addition of new buildings. The teacher's college was upgraded first to Arizona State College in 1945, then to a State University in 1958. It is uncertain at this time if International Style buildings are well represented in Tempe and ASU. If further research determines that this building type is rare within the community, the Hayden Hall may also be eligible under Criterion C as an excellent example of this particular style.

ASU is in the process of preparing a MPDF for ASU Tempe campus properties constructed through 1966 for internal use in making eligibility determinations under Criterion A associated with the tenure of Presidents Arthur John Matthews, Grady Gammage, and G. Homer Durham. At present, all ASU properties more than 50 years of age are to be considered eligible for listing in the National Register (personal communication, Patricia Olson, December 1, 2014).

#### **ACS-7 Best Hall (1956)**

##### *Significance*

Best Hall (ACS-7) is a complex of three buildings constructed between 1956 and ca. 1969. Two units (north and central buildings) were constructed in 1940, with the third unit (south building) completed by 1968. The two original buildings (north and

south buildings) are identical brick buildings, and are characterized as International Style structures with distinctive elements including low, horizontal massing and a flat roof. The three levels of cantilevered windows form horizontal bands across the visible facades of the structures. The property has served as a student dormitory since its original construction in 1956.

#### *Integrity*

Distinctive features and proportions of the building are well maintained. A review of historical aerials indicates the central addition was constructed by 1968 (Maricopa County 2013: accessed January 12, 2015). This newer addition is a five-story brick structure. Although not reflecting the horizontal massing of its predecessors, the building, nonetheless, exhibits features of the International Style, including the flat roof and horizontal placement of the cantilevered windows. Currently, Irish Hall (RYDEN T-438), Charles Hayden Hall (ACS-6), and Best Hall (ACS-7) comprise the Arcadia Residential Community at ASU, which houses students pursuing degrees at the university.

#### *Eligibility*

The property as a whole is recommended individually eligible for listing on the National Register at a local level of significance under Criterion A for its association with the development of higher education at ASU under the leadership of Grady Gammage (1933–1959). Under his leadership and 36-year tenure, the campus was significantly expanded and modernized with the addition of new buildings. The teacher's college was upgraded first to Arizona State College in 1945, then to a State University in 1958. It is uncertain at this time if International Style buildings are well represented in Tempe and ASU. If further research determines that this building type is rare within the general community, Best Hall may also be eligible under Criterion C as an excellent example of this particular style.

ASU is in the process of preparing a MPDF for ASU Tempe campus properties constructed through 1966 for internal use in making eligibility determinations under Criterion A associated with the tenure of Presidents Arthur John Matthews, Grady Gammage, and G. Homer Durham. At present, all ASU properties more than 50 years of age are to be considered eligible for listing in the National Register (personal communication, Patricia Olson, ASU, December 1, 2014).

### **ACS-9 ASU Sun Devil Stadium (1958–1960)**

#### *Significance*

Goodwin Stadium, constructed in 1936 with federal assistance from the Public Works Administration, functioned as the primary campus stadium for 20 years. In the postwar years, however, the college realized a larger stadium was needed to raise much-needed funds and awareness of the growing campus. Sun Devil Stadium was constructed between 1958 and 1960. In addition to college football games, the stadium hosted professional football games as the home stadium of the Arizona Cardinals National Football League Team from 1988 to 2005 (Arizona State University 2014; Thomas 1960).

#### *Integrity*

Sun Devil Stadium and its attached facilities are in good condition and have changed somewhat since the stadium's completion in 1960. Additions have been made to the structure in the modern era, including the expansion of seating, a new scoreboard, loge and upper decks, and the Nadine and Ed Carson Student Athlete Center. These additions do not detract from the original building design or impact the building's ability to convey its significance.

#### *Eligibility*

The building is recommended eligible for listing in the National Register at a local level of significance under Criterion A for its association with the development of higher education at ASU under the leadership of Grady Gammage (1933–1959). Under his leadership and 36-year tenure, the campus was significantly expanded and modernized with the addition of new buildings. The teacher's college was upgraded first to Arizona State College in 1945, then to a State University in 1958. Sun Devil Stadium, completed between 1958 and 1960, is an example of this expansion.

ASU is in the process of preparing a MPDF for ASU Tempe campus properties constructed through 1966 for internal use in making eligibility determinations under Criterion A associated with the tenure of Presidents Arthur John Matthews, Grady Gammage, and G. Homer Durham. At present, all ASU properties more than 50 years of age are to be considered eligible for listing in the National Register (personal communication, Patricia Olson, ASU, December 1, 2014).

### 3.2 NON-ELIGIBLE PROPERTIES

The 2012 Ryden report identifies properties within the previous project's APE that were not eligible for listing on the National Register. For brevity, the extensive list of properties is not included in this summary. SHPO concurred on this list of non-eligible properties on May 14, 2012. It is important to note that SHPO and the City of Tempe Historic Preservation Office agreed in 2012 that the "WPA" (Works Progress Administration) stamps in concrete sidewalks associated with the New Deal era are considered character-defining features of a streetscape that have lost their integrity and, therefore, are no longer able to convey historic significance. Thus, they are not eligible for National Register of Historic Places (NRHP) listing. The stamps and sidewalks may be removed or replaced with No Adverse Effect. These stamps and sidewalks are located along portions of Mill Avenue south of University Drive.

ACS recently surveyed those portions of the current APE (the extensions on Apache Boulevard and on Rio Salado Parkway east of Mill Avenue) which were not part of the initial 2012 streetcar project. ACS recommends five buildings, presented in **Table 7**, to be non-eligible for listing on the National Register for the reasons summarized in the table. No non-eligible commercial historic district or historic streetscapes were identified in the ACS survey area.

**TABLE 7: NON-ELIGIBLE HISTORIC-ERA PROPERTIES RECOMMENDATIONS<sup>1</sup>**

Property Number	Property Name <sup>2</sup>	Location	Year Built	Reason for Ineligibility	Reversible?
ACS-1	Henry's Drive-In Restaurant (King Tut Café)	1125 E. Apache Blvd.	ca. 1968	Not individually significant for planning/development or architectural design	No
ACS-2	Vogel Hatchery (Yoga Place)	1100 E. Apache Blvd.	ca. 1945	Not individually significant for planning/development or architectural design	No
ACS-3	VFW Post No. 3632 (Church)	1040 E. Apache Blvd.	ca. 1954	Not individually significant for planning/development or architectural design	No
ACS-4	Royal Inn of Tempe and Sambo's Restaurant (Super 8 Motel)	1020 E. Apache Blvd.	ca. 1968	Integrity of materials lost due to significant alterations to front façade	No
ACS-5	Village Inn Pizza Parlor (The Vine)	801 E. Apache Blvd.	ca. 1964	Not individually significant for planning/development or architectural design	No

<sup>1</sup> This table includes properties recently evaluated by ACS.

<sup>2</sup> The first entry under "Property Name" was the name of the business, building, property, etc., when first built. The name in parenthesis indicates the current name as of the date of the field survey.



### **3.3 EVALUATION OF EFFECTS ON HISTORIC RESOURCES**

The Section 106 process requires identification and evaluation of the effects of an undertaking on properties that have been listed or are eligible for listing on the National Register [36 CFR §800.4(d)]. This section describes Valley Metro's efforts to avoid adverse effects (Section 3.3.1); defines the types of effects (Section 3.3.2); and makes findings of effects on historic properties based on the conceptual design drawings (Section 3.3.3). Treatment options to avoid adverse effects are presented in Section 3.3.4. Section 3.3.5 presents the conclusions, and Section 3.3.6 presents recommendations for resolution and consultation. As discussed in Sections 1.1 and 3.1, SHPO concurred in 2012 on the determinations of eligibility and findings of effects for the streetcar project initially considered which includes portions of the current project.

#### **3.3.1 Efforts to Avoid Adverse Effects**

Since initiation of the conceptual design effort, the design of the Tempe Streetcar project has been carried out with considerable thought given to avoid historic properties within the APE. Additional efforts to avoid adverse effects will continue through final design.

The potential presence of Adverse Effects may trigger the need for creating a Memorandum of Agreement (MOA) among SHPO, the City of Tempe, ASU, FTA, and Valley Metro. The MOA is required whenever special physical or procedural situations will influence the resolution of adverse effects on historic resources. The potential for encountering unknown archaeological resources during construction will not necessarily require the creation of an MOA, but will start a standard Section 106 process of testing and data recovery. Where No Adverse Effects exist, an MOA likely will not be necessary.

#### **3.3.2 Types of Effects**

The 2012 Ryden report discusses the types of effects that may be anticipated as a result of the project; those effects are restated here. SHPO concurred on the types of effects included in the 2012 report for the original proposed project. The effect definitions have been applied to the current project. One additional condition for a determination of "No Adverse Effect" has been added for the current project and is noted in bold in item K below.

### **No Historic Properties Affected**

Per 36 CFR 800.4(d)(1), No Historic Properties Affected means that either there are no historic properties present or there are historic properties present but the undertaking will have no effect on them as defined in 800(d)(1). This means there is no alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the NRHP.

### **No Adverse Effect**

According to Section 800.5(b) – Assessment of Adverse Effects, No Adverse Effect occurs when the undertaking's effects do not meet the Adverse Effect criteria of paragraph (a)(1) of Section 800.5, or the undertaking is modified or conditions are imposed to avoid adverse effects. For this project, "No Adverse Effect" to an NRHP-listed or -eligible property occurs under the following conditions:

- A. Located between the curbs within the existing street ROW, the streetcar alignment runs adjacent to a historic individual property or district with NO streetcar stop adjacent to the property or a contributor.
- B. Located between the curbs within the existing street ROW, the streetcar alignment runs adjacent to a historic individual property or district. Or, the streetcar alignment may run through a historic district. In this situation, a streetcar stop is located adjacent to a secondary side of the individual property or district contributor.
- C. A streetcar stop is located within the median of the existing street ROW or on the opposite side of the street from a historic property. The stop does not affect the curb or property of the adjacent historic property.
- D. Curbs adjacent to a historic property are relocated to widen the street to accommodate the tracks plus combinations of features (such as streetcar stops, traffic and turn lanes, or bicycle lanes). The curbs may be moved toward the street centerline to accommodate a stop. The project does not require acquisition of any portion of the historic property, or if it does, the portion acquired does not alter characteristics of the property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.
- E. Modification of post-historic-period curbs, landscaping, and street furniture adjacent to a historic property.
- F. Relocation of streetlight poles and fire hydrants on sidewalks.
- G. Installation of overhead contact system poles and wires between the curb alignments within the property ROW lines.
- H. Installation of a streetcar stop on a sidewalk, or a bicycle lane relocated behind a streetcar stop where the feature does not alter qualifying characteristics of historic

property. This definition applies to either the primary or secondary facades of buildings or sides of historic districts.

- I. When project work is adjacent to NRHP-listed or -eligible relocated buildings significant under both Criterion C for architectural design and Criterion B for relocation. Such relocated buildings, having lost their original locations and setting, may still be important only as individual architectural artifacts exemplifying rare surviving stylistic details or construction materials and methods.
- J. Installation of a TPSS in a historic district when the TPSS will be adjacent only to a non-contributor property of the district. Or, when appropriate shielding of the TPSS is provided such that a TPSS adjacent to a contributor property does not alter characteristics of the property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.
- K. Installation of a TPSS adjacent to a historic property or historic district when appropriate shielding of the TPSS is provided such that the TPSS does not alter characteristics of the property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. **(This condition has been added for the current project.)**
- L. Although the historic-era linear transportation structures that include the Southern Pacific Railroad and U.S. 60, 80, 89 (Apache/Mill) have lost many aspects of integrity, SHPO still finds them NRHP-eligible under Criterion D where monitored construction excavation may reveal archaeological information. See Section 4.4.2 of this report for additional information.

Where the project undertaking has No Adverse Effect on a historic resource, no resolution of effects is required as described in Section 800.6 of 36 CFR Part 800.

### **Adverse Effect**

According to Section 800.5 (a)(1) – Assessment of Adverse Effects, “an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register.” If not avoided by the project design, an Adverse Effect requires resolution.

An “Adverse Effect” to an NRHP-listed or -eligible property occurs when project work requires the partial or full acquisition of a property, and it adversely affects the historic integrity of setting, feeling, design, materials, or workmanship of the property that made it eligible for the NRHP. This work may involve taking a portion or all of a building or structure, landscaping, driveways, parking, or other vacant land on the property when it adversely affects the characteristics defined. The adverse effect under these conditions will usually require the full or partial demolition of character-defining features.

An “Adverse Effect” to an NRHP-listed or -eligible property also occurs when project work requires activities which can indirectly affect the integrity of setting, feeling, or design. This type of adverse effect may detract from or obstruct the viewshed from the property and/or may detract from or obstruct the view of the property. This work may include construction of streetcar stops, TPSS buildings, or other vertical structures when the viewshed is adversely affected. It does not include installation of overhead wire structures within the roadways. This type of adverse effect also occurs if the project results in atmospheric or audible elements that diminish the integrity of the features qualifying the property for eligibility for listing on the National Register. In addition, an adverse effect could occur if reasonably foreseeable effects caused by the project occur later in time, are farther removed in distance, or are cumulative in nature.

### 3.3.3 Findings of Effects

**Table 8** lists the findings of effects for properties within the portion of the current APE where the project location and design remains the same as the previous project. These findings were listed in the 2012 Ryden report, and SHPO concurred with these findings in May 2012. Note that historic-era curbs and sidewalks are present within the current APE, but the curbs and sidewalks are not individually eligible, nor are they contributors to an eligible streetscape or district.

For those portions of the APE of the current project not included in the previous project, and for those few areas of the previous project alignment where the current design deviates, ACS conducted an evaluation of the effects on the historic properties, and the recommended findings of effect are presented in **Table 9**. The findings of effects were conducted based on conceptual engineering plans overlaid on 2010 aerials of the APE. Evaluations of effects were carried out in consultation with SHPO, the City of Tempe, and ASU.

**TABLE 8: SUMMARY OF PREVIOUS FINDINGS OF EFFECTS<sup>1</sup>**

Property Number	Property Name Or Land Use Type	Location	No Historic Properties Affected <sup>2</sup>	No Adverse Effect <sup>2</sup>	Adverse Effect <sup>2</sup>
<b>Individual Properties</b>					
1.1	Frankenberg House (relocated and rehabilitated as office)	180 S. Ash Ave.	–	D, I	–
1.2	Long House (relocated and rehabilitated as office)	150 S. Ash Ave.	–	A, I	–
1.3	House (relocated and rehabilitated as office)	150 S. Ash Ave.	–	A, I	–
1.4	House (relocated and rehabilitated as office)	150 S. Ash Ave.	–	A, I	–
1.5	House (relocated and rehabilitated as office)	150 S. Ash Ave.	–	A, I	–
1.18	Brown /Strong/ Reeves House	604 S. Ash Ave.	–	A	–
1.6	Tempe Beach Stadium	Ash Ave.at 1 <sup>st</sup> St.	–	C	–
1.7	Hayden House (adobe) (Monti's La Casa Vieja)	3 W. 1 <sup>st</sup> St.	–	A	–
1.9	Hotel Casa Loma	398 S Mill Ave.	–	A	–
1.10	Andre Building (Rula Bula)	401-403 S. Mill Ave.	–	A	–
1.11	Vienna Bakery (Ra Sushi)	415 S. Mill Ave.	–	A	–
1.12	Restaurant Mexico	423 S. Mill Ave.	–	A	–
1.13	College Theatre (Valley Art)	505-509 S. Mill Ave.	–	A	–
1.17	Joseph A. Birchett Building (Hippie Gypsy)	601 S. Mill Ave.	–	A	–
2.1	Gage House (Mrs. Rita's)	115 W. University Dr.	–	A	–
2.2	University Inn and Suites	902 S. Mill Ave.	–	A	–
2.3	Mullen House	918 S. Mill Ave.	–	A	–
2.4	State Farm Insurance Office	928 S. Mill Ave.	–	A	–
2.5	Living Canvas Tattoos	930 S. Mill Ave.	–	A	–
2.6	Vanity on Mill Hair Gallery	944 S. Mill Ave.	–	A	–
2.7	Campus Cellular	946 S. Mill Ave.	–	A	–
2.11	Residence	1100 S. Mill Ave.	–	A	–
2.12	Selleh House	1104 S. Mill Ave.	–	A	–
2.13	Residence	1110 S. Mill Ave.	–	A	–
2.14	Residence	1112 S. Mill Ave.	–	A	–
2.15	Residence	1160 S. Mill Ave.	–	A	–
2.16	Residence	1170 S. Mill Ave.	–	D	–
2.17	Residence	1190 S. Mill Ave.	–	D	–
2.10	Grady Gammage Auditorium	1200 S. Mill Ave.	–	A	–
2.18	Residence	1202 S. Mill Ave.	–	A	–
2.19	Residence	1212 S. Mill Ave.	–	A	–
2.20	Butler (Gray) House	1220 S. Mill Ave.	–	A	–
3.2	Residence	1319 S. Mill Ave.	–	A	–
3.3	Residence	1421 S. Mill Ave.	–	A	–
3.4	Residence	1427 S. Mill Ave.	–	A	–





Property Number	Property Name Or Land Use Type	Location	No Historic Properties Affected <sup>2</sup>	No Adverse Effect <sup>2</sup>	Adverse Effect <sup>2</sup>
3.5	Residence	1433 S. Mill Ave.	–	A	–

<sup>1</sup> This table includes properties previously evaluated by Ryden Architects, Inc. (Ryden Architects 2012). SHPO concurred on these findings in May 2012. Locations of these historic properties may be found in Figure 4.

<sup>2</sup> See Section 3.3.2 for definitions of effects.

HD = Historic District.

**TABLE 9: SUMMARY OF PRELIMINARY FINDINGS OF EFFECTS<sup>1</sup>**

Property Number	Property Name Or Land Use Type	Location	No Historic Properties Affected <sup>2</sup>	No Adverse Effect <sup>2</sup>	Adverse Effect <sup>2</sup>
<b>Individual Properties</b>					
1.8	Hayden Flour Mill (vacant)	119 S. Mill Ave.	–	<b><i>A, D, K</i></b>	–
1.14	Goodwin Building	512-518 S. Mill Ave.	–	<b><i>C</i></b>	–
1.15	Tempe Hardware / Curry Hall	520 S. Mill Ave.	–	<b><i>C</i></b>	–
1.16	Tempe National Bank	526 S. Mill Ave.	–	<b><i>C</i></b>	–
2.8	3 Roots Coffee House	1020 S. Mill Ave.	–	<b><i>C</i></b>	–
2.9	Minson House (Church)	1034 S. Mill Ave.	–	<b><i>C</i></b>	–
2.21	Tempe Women's Club	1290 S. Mill Ave.	–	<b><i>A, K</i></b>	–
<b><i>ACS-6</i></b>	<b><i>Charles Trumbull Hayden Hall</i></b>	<b><i>250 E. Apache Blvd.</i></b>	–	<b><i>C</i></b>	–
<b><i>ACS-7</i></b>	<b><i>Best Hall</i></b>	<b><i>1215 S. Forest Ave.</i></b>	–	<b><i>A</i></b>	–
<b><i>ACS-9</i></b>	<b><i>ASU Sun Devil Stadium</i></b>	<b><i>500 E. Veterans Way</i></b>	–	<b><i>D, K</i></b>	–
<b><i>RYDEN T-438</i></b>	<b><i>Irish Hall</i></b>	<b><i>1201 S. Forest Ave.</i></b>	–	<b><i>A</i></b>	–
<b>Historic Districts</b>					
TSC-HD1	Gage Addition Historic District	NWC 10th St. and Mill Ave.	–	<b><i>A, K</i></b>	–
TSC-HD2	Park Tract Historic District	SWC 10th St. and Mill Ave.	–	<b><i>C, D, K</i></b>	–
TSC-HD3	College View Historic District	SWC 13th St. and Mill Ave.	–	<b><i>K</i></b>	–
TSC-HD4	University Park Historic District	SEC Apache Blvd. and Mill Ave.	–	<b><i>A, K</i></b>	–

<sup>1</sup> This table includes properties evaluated by ACS in 2015. The entire entry is bolded and italicized for those individual properties located within the newest portions of the APE. Only the effects column is bolded and italicized for those properties and historic districts contained in the APE of the original project where the current design has been modified from the earlier project. Locations of these historic properties may be found in Figure 4.

<sup>2</sup> See Section 3.3.2 for definitions of effects.

HD = Historic District; NWC = northwest corner; SWC = southwest corner; SEC = southeast corner

**Tables 8 and 9** show the project will result in a “No Adverse Effect” on all of the historic properties and districts within the APE. The proposed project is nearly all within the

existing street curbs with the exception of minimal ROW acquisitions to accommodate a few streetcar stops and the TPSS facilities needed to provide electric power to operate the streetcar. None of these acquisitions will be on contributing properties in historic districts or on individual properties listed in or eligible for listing in the NRHP.

### **3.3.4 Treatment Options**

**Table 10** lists treatment options to maintain a finding of no adverse effects on historic properties. The appropriate treatments will be coordinated between FTA, Valley Metro, SHPO, and City of Tempe through consultation.

### **3.3.5 Conclusions**

In summary, the project avoids direct and indirect impact to historic properties. Therefore, the Build Alternative is recommended overall to have No Adverse Effect on historic properties within the APE, for the undertaking does not alter, either directly or indirectly, any of the characteristics of historic properties that qualify those properties for inclusion in the NRHP in a manner that diminishes their integrity.

### **3.3.6 Recommended Resolution and Consultation**

The 2012 Ryden study for the previous project recommended the following measures for resolution and consultation. Valley Metro continues to recommend these measures be implemented for the current project.

### **Design Changes**

The findings of the survey and analysis indicate that the project undertaking will have No Adverse Effect on the NRHP-listed or -eligible properties and districts within the APE. No resolution is necessary in order to comply with Section 106. These findings are based on the drawings and streetcar design concepts for this project. If subsequent project design refinements require design changes resulting in No Adverse Effect, then documentation in the project records of those changes will suffice in the Section 106 process without notification of, or consultation with, SHPO except in the following cases:

- The scale of the streetcar stop design substantially changes from what is presented in the current drawings dated January 2015, potentially changing the finding of No Adverse Effect to Adverse Effect for those historic properties and districts shown adjacent to stops.



- A streetcar stop is relocated from the locations shown in the January 2015 drawings to a location adjacent to a historic property.

**TABLE 10: RECOMMENDED TREATMENTS FOR POTENTIAL EFFECTS**

Property Number	Property Name	Address	Recommended Treatment
<b>Individual Properties</b>			
ACS-9	ASU Sun Devil Stadium	500 E. Veterans Way	To qualify as no adverse effect requires appropriate shielding of the TPSS such that the TPSS does not alter characteristics of the property that qualify the property for inclusion in the NRHP.
1.8	Hayden Flour Mill	119 S. Mill Ave.	Same as above.
2.21	Tempe Women's Club	1290 S. Mill Ave.	Same as above.
1.7	Hayden House	3 W. 1 <sup>st</sup> St.	This adobe building has undergone deterioration over the years. Although no adverse vibration impacts are anticipated as a result of the streetcar construction or operation, documentation of the existing conditions of the adobe building is advised prior to project construction to create a baseline for monitoring potential architectural or structural changes to the Hayden House in the future.
N/A	WPA sidewalk stamps	Various locations along Mill Ave. south of University Dr.	Although not eligible for listing, SHPO has requested, as part of the 2012 streetcar project, that the WPA sidewalk stamps that need to be removed be preserved and provided to them for their use in an appropriate interpretive display.
<b>Historic Districts</b>			
TSC-HD 1	Gage Addition Historic District	NWC 10th St. and Mill Ave.	To qualify as no adverse effect requires appropriate shielding of the TPSS such that the TPSS does not alter characteristics of the eligible district that qualify the district for inclusion in the NHRP.
TSC-HD 2	Park Tract Historic District	SWC 10th St. and Mill Ave.	Same as above.
TSC-HD 3	College View Historic District	SWC 13th St. and Mill Ave.	Same as above.
TSC-HD 4	University Park Historic District	SEC Apache Blvd. and Mill Ave.	Same as above.

HD = Historic District; NWC = northwest corner; SWC = southwest corner; SEC = southeast corner

In these two cases, notification and consultation with SHPO will be reopened in accordance with the procedures of Section 106, and the Tempe Historic Preservation





Office will be notified. If a change results in a new Adverse Effect, then the procedures of Section 106 will be followed.

**No Memorandum of Agreement Required**

Based upon the avoidance of adverse effects on historic resources within the APE, no Memorandum of Agreement will be necessary with SHPO and other parties. No further consultation with SHPO, the City of Tempe Historic Preservation Office, ASU, or other parties will be necessary unless future design refinements in the streetcar project meet one of the conditions specified above.

## 4.0 ARCHAEOLOGICAL RESOURCES

### 4.1 ARCHAEOLOGICAL SITES

Eleven archaeological sites have been documented within the APE (Table 4; Figure 3). The sites include four prehistoric sites (which include historic components) and seven historic sites (one with a prehistoric component). The prehistoric sites are AZ U:9:114 (ASM), known as the Tempe Glyphs site; AZ U:9:115 (ASM), known as the Terraced Butte site; and AZ U:9:165 (ASM), known as the Las Plaza site. The historic sites include AZ U:9:80 (ASM), a set of railroad bridge piers; AZ U:9:187 (ASM), the San Francisco Canal; AZ U:9:188 (ASM), Tempe Beach Park features; AZ U:9:189 (ASM), the Hayden Canal; AZ U:9:216 (ASM), the Brickyard site; AZ U:9:278 (ASM), the Hayden Flour Mill complex; and AZ U:9:299, the Phoenix & Eastern Railroad.

In addition to these sites, the original settlement of Hayden's Ferry has been assigned ASM site number AZ U:9:6 (ASM), although it was never defined archaeologically. The site designation refers to the general area of the Hayden's Ferry settlement established in 1870; generally the northern end of downtown Tempe area.

Nine sites have been previously determined eligible for listing on the National Register under Criterion D: AZ U:9:80 (ASM), AZ U:9:114 (ASM), AZ U:9:115 (ASM), AZ U:9:165 (ASM), AZ U:9:187 (ASM), AZ U:9:188 (ASM), AZ U:9:190 (ASM), and AZ U:9:216 (ASM). Sites AZ U:9:114 (ASM) and AZ U:9:115 (ASM) are also contributing elements of the Tempe Butte historic property, which was listed on the National Register under Criteria C and D. Site AZ U:9:278 (ASM) was previously determined eligible under Criteria A B, C, and D. AZ U:9:299 (ASM) was previously determined eligible under Criteria A and D.

On May 12, 2012, SHPO concurred with the National Register eligibility and management recommendations for ten sites in the current APE. These sites are listed in **Table 11**. These ten sites were in the APE for the initial Tempe Streetcar project (HDR 2012). AZ U:9:165 (ASM), known as the La Plaza site, and AZ U:9:299 (ASM), the Phoenix & Eastern Railroad, were not included in the 2012 assessment. These two sites are highlighted in bold and italics in **Table 11**. SHPO previously concurred with the National Register eligibility of the La Plaza site within the APE as part of the Valley Metro main line LRT project (Schilz et al. 2011a, 2011b). SHPO previously concurred with the National Register eligibility of the Phoenix & Eastern Railroad within the APE as part of the Hayden Flour Mill redevelopment project (Vargas and others 2008; Pinter and others 2008; Stokes and Vargas 2008).



**Table 11: ARCHAEOLOGICAL SITES WITHIN THE APE<sup>1</sup>**

Site Number	Site Name/Type	National Register status	Comments	Action
AZ U:9:6 (ASM)	Hayden's Ferry; original Tempe settlement	Unknown	No physical evidence; location based on historical documents	Archaeological monitoring required <sup>2</sup>
AZ U:9:80 (ASM)	Railroad bridge piers	Eligible Criterion D	Not within construction footprint; destroyed by development	No action required
AZ U:9:114 (ASM)	Tempe Glyph site (Part of the Tempe Butte Historic Property)	Eligible D; contributor to Tempe Butte which is listed under Criteria C and D	Not within construction footprint	No action required
<b>AZ U:9:115 (ASM)</b>	<b><i>Terraced Butte site (Part of the Tempe Historic Butte Property)</i></b>	<b><i>Eligible D; contributor to Tempe Butte which is listed under Criteria C and D</i></b>	<b><i>Portion within the construction footprint previously mitigated</i></b>	<b><i>No action required</i></b>
<b>AZ U:9:165 (ASM)</b>	<b><i>La Plaza site</i></b>	<b><i>Eligible Criterion D</i></b>	<b><i>Within construction footprint</i></b>	<b><i>Archaeological monitoring required<sup>2</sup></i></b>
AZ U:9:187 (ASM)	San Francisco Canal	Eligible Criterion D	Not within construction footprint	No action required
AZ U:9:188 (ASM)	Tempe Beach Park features	Eligible, Criterion D	Not within construction footprint	No action required
<b>AZ U:9:189 (ASM)</b>	<b><i>Hayden Canal</i></b>	<b><i>Eligible Criterion D</i></b>	<b><i>Portion within construction footprint previously mitigated</i></b>	<b><i>No action required</i></b>
<b>AZ U:9:190 (ASM)</b>	<b><i>Hayden Blacksmith and Wagon Shop</i></b>	<b><i>Eligible Criterion D</i></b>	<b><i>Portion within the construction footprint previously mitigated</i></b>	<b><i>No action required</i></b>
AZ U:9:216 (ASM)	Brickyard site	Eligible Criterion D	Not within construction footprint	No action required
AZ U:9:278 (ASM)	Hayden Flour Mill Complex	Eligible A, B, C, D	Not within construction footprint	No action required
<b>AZ U:9:299 (ASM)</b>	<b><i>Phoenix &amp; Eastern Railroad</i></b>	<b><i>Eligible A, D</i></b>	<b><i>Portion within the construction footprint dismantled and obliterated</i></b>	<b><i>No action required</i></b>

<sup>1</sup>Sites that are not bolded and italicized were in the APE of the prior (2012) streetcar assessment and there is no change in management recommendations. Site shown in bold and italics were either not included in the APE of the prior (2012) streetcar assessment or have new management recommendations based on the current project configuration.

Source: HDR (2012) and HDR (2015).

<sup>2</sup> Archaeological monitoring required for ground disturbing activities greater than three feet deep

Other changes since the initial assessment in 2012 include changes in the proposed action affecting three sites: ***AZ U:9:115 (ASM)***, the Terraced Butte site; ***AZ U:9:189 (ASM)***, the Hayden Canal; and ***AZ U:9:190 (ASM)***, Hayden Blacksmith and Wagon Shop. These three sites, were in the APE for the initial streetcar project, but were not going to be directly impacted. With the new configuration of the streetcar system, these three sites are now within the construction footprint of the proposed project. These sites are shown in bolded and italicized font in **Table 11**.

Descriptions of the sites that are new to the current project or that are now within the construction footprint are discussed below. For brevity, no descriptions of the sites within the previous proposed project are included. SHPO concurred on those sites in the initial project APE in May 2012.

#### **AZ U:9:115 (ASM) and AZ U:9:114 (ASM) - Terraced Butte site and Tempe Glyphs site**

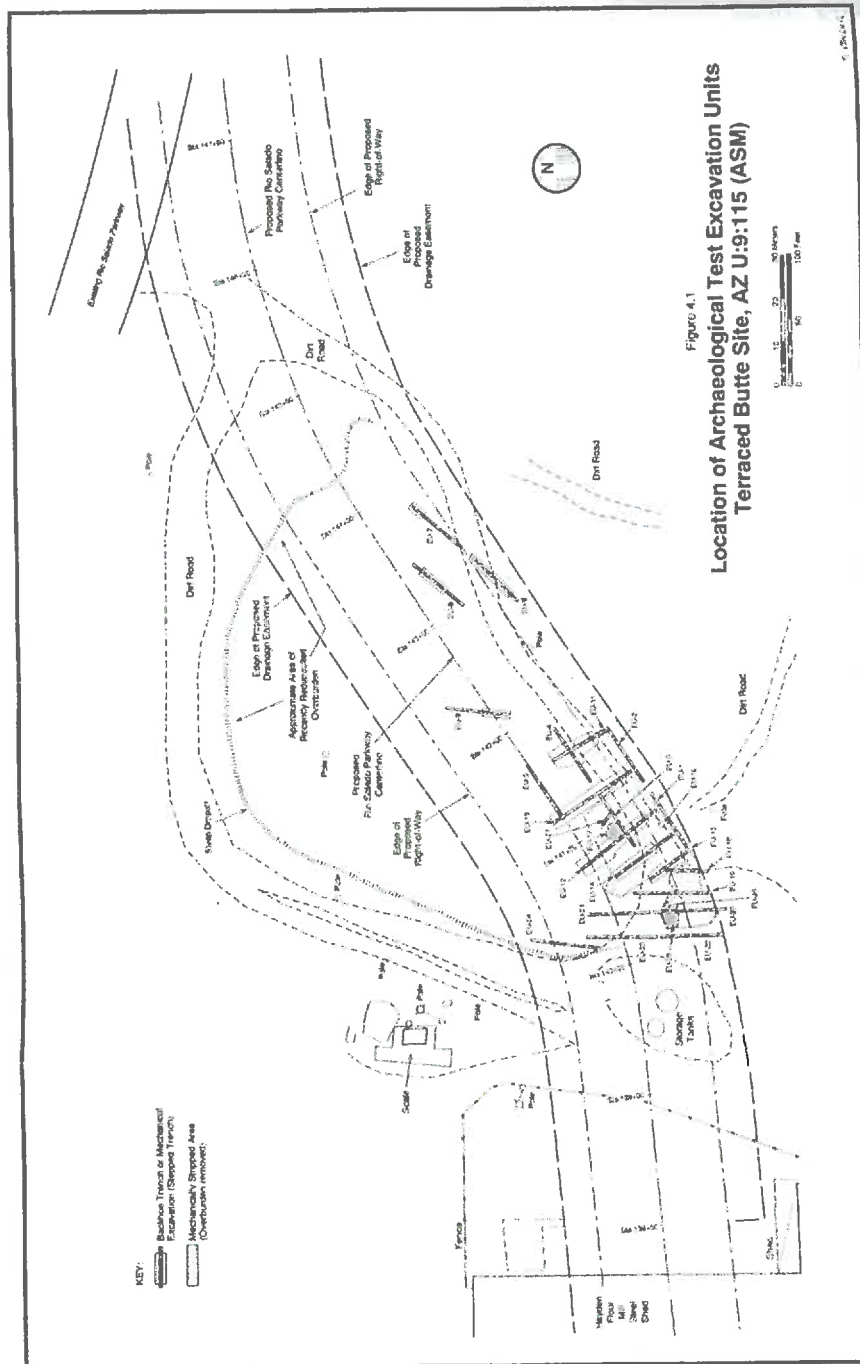
Sites ***AZ U:9:114 (ASM)***, the Tempe Glyphs site, and ***AZ U:9:115 (ASM)***, the Terraced Butte site, encompass Tempe Butte. The Tempe Glyph site covers the southern half of Tempe Butte. Its boundaries do not extend into the Tempe Streetcar construction footprint. The Terraced Butte site has been defined as the northern half of the butte. The site extends across Rio Salado Parkway east of Mill Avenue, and therefore, is within the project construction footprint. The Terraced Butte and Tempe Glyph sites, along with the La Plaza site, a large habitation that extends south and east from the southern base of the butte, form an extensive prehistoric complex on and around Tempe Butte.

The Terraced Butte site includes a variety of prehistoric and protohistoric features and has been the focus of numerous archaeological investigations. Of particular interest to the Tempe Streetcar project is the archaeological excavation of the portion of the site within the Rio Salado Parkway ROW conducted by ARS for the realignment of the street as part of the Tempe Town Lake development (**Figure 5**) (Kwiatkowski 1997a, 1997b, 1999).

Stokes (2008) summarizes the prior work at the site:

The Terraced Butte site has been characterized as a multicomponent archaeological site with prehistoric and protohistoric Native American features and artifacts. The site was initially recorded by Frank Midvale in 1928 as Mesa 1:5(GP), and described as a small defensive enclosure with 20 foundations, terraces, cultural fill, and artifacts (Kwiatkowski and Wright 2004). However, for many years, the site's precise location on the butte was uncertain.

Figure 5. AZ U:9:115 (ASM), ARS excavation map





In 1977, the site was reinvestigated by Arizona State University (ASU) as part of a cultural inventory class and designated AZ U:9:77(ASU). The site was described as a 10-room masonry room block with associated diversion dams; diagnostic ceramics suggested a Classic or Postclassic occupation (Dittert 1977). Archaeological Research Services, Inc. (ARS) conducted investigations as part of a communication line upgrade near the crest of Tempe Butte in 1992 (Gregory 1992a, 1992b). Intensive survey and inventory of a surface artifact scatter and subsequent data recovery of a concentration of artifacts eroding along a footpath (Feature 1, Locus C) resulted in the southern expansion of AZ U:9:77(ASU) to the crest of the butte and the assignment of an ASM site inventory number—AZ U:9:115(ASM). Petroglyphs identified on the outcrops were designated as part of AZ U:9:30(ASU)/AZ U:9:114(ASM). Consequently, the two sites converge at the crest of the butte.

Archaeological Consulting Services, Ltd. (ACS) conducted testing and limited data recovery at the Terraced Butte site prior to safety improvements to the Hayden Butte trail (Crownover et al. 1997). The excavations investigated a small surface structure found eroding out of the hillside. The structure contained wall fall, fragments of plastered floor, and a plastered hearth. A partially reconstructible transitional Santan Red-on-buff vessel and *Glycymeris* shell fragments were present in the fill. The artifact assemblage, in conjunction with archaeomagnetic dating, indicated the structure was occupied in the early-to-middle Classic period.

As part of the Rio Salado Parkway Realignment project, ARS conducted archaeological investigations along the north base of Tempe Butte (Kwiatkowski 1997b, 1999). Using a photograph of Mesa 1:5(GP) curated at the Arizona State Museum (ASM), the 1928 Midvale site was relocated, and its correlation with AZ U:9:77 (ASU) confirmed. Additionally, 18 features were identified within the project ROW, including 13 prehistoric features, two protohistoric features, and three historic/recent features. Based on the results of their investigations, Kwiatkowski (1999) recommended the Terraced Butte site as eligible for listing on the National Register of Historic Places (National Register) under Criterion D for its potential to yield important information regarding the prehistory of Arizona.

Immediately adjacent to the Terraced Butte site is the Tempe Glyphs site (AZ U:9:30[ASU]/AZ U:9:114[ASM]), which is located on the southern half of Tempe Butte, just southeast of the project area. The site was apparently first recorded in the early 1960s as part of a National Science Foundation survey conducted by ASU; however, the manuscripts and notes have not been relocated to date. In 1977, Dr. Alfred E. Dittert's cultural inventory class recorded petroglyphs and

artifacts observed within the site boundaries and found that the entire southern slope of Tempe Butte had dense concentrations of both, while the north side had few of either (Kwiatkowski and Wright 2004). A subsequent project investigated other areas of the site in 1992 and it was given its ASM site number (Gregory 1992a, 1992b). In a literature review Macnider (1985) interpreted the entire butte as AZ U:9:30(ASU), noting that separate habitation loci have been given inventory numbers (AZ U:9:77[ASU]; Mesa 1:4 and 1:5[GP]). Following archaeological investigations of an existing foot trail near the crest of the butte, Crownover et al. (1997) listed the site under AZ U:9:30(ASU)/AZ U:9:115(ASM). Kwiatkowski (2004:Fig. 2) indicated that all of Tempe Butte can "now be considered as one site: AZ U:9:30(ASU).

Jacobs and Rice (2001) indicated the possibility that Tempe Butte might have been part of La Plaza Village (AZ U:9:165[ASM]), and if so, it would mean that the Terraced Butte site is likely also an extension of La Plaza. Given the proximity of each of the individually recorded sites, it is logical to follow the suggestion by Jacobs and Rice (2001) to integrate all of the previously recorded prehistoric sites on and around Tempe Butte into a single multilocus, multifunctional site. Thus far, however, neither the Tempe Glyphs site nor La Plaza Village has been recorded with the State Historic Preservation Office (SHPO) or AZSITE as encompassing the Terraced Butte site (or each other), so they remain separate sites for now.

The Terraced Butte site extends into the construction footprint along Rio Salado Parkway east of Mill Avenue. As described by ACS, this portion of the site was previously mitigated through archaeological excavations; therefore, no further treatment, such as avoidance, monitoring, or additional excavations, should be required. The presence of the site, along with the set of prehistoric features documented at the northern end of the Hayden Flour Mill property, are evidence of a prehistoric presence in the downtown Tempe area, which was covered over and masked by development beginning in the later 1800s.

#### **AZ U:9:165 (ASM) - La Plaza site**

The La Plaza site is a large Hohokam settlement with substantial Preclassic and Classic period components, including three platform mounds. As defined on AZSITE, the site covers a large area from the southern base of Tempe Butte to near the intersection of Apache Boulevard and McClintock Road.

The site was visited by earlier researchers (Goodwin 1887; Haury 1945; Midvale 1966; Patrick 1903; Turney 1929b) and has been the focus of numerous compliance archaeology projects (Bruder 1972; Cox and Rogge 2012; Hanson 1972; Jacobs 2001; Rice and James 1988; Rogge et al. 2002; Stark 1974; Simon 1989; Stone 1991).

Starting in 2006, ACS conducted testing and data recovery excavations along Stadium Drive for the construction of the LRT main line through Tempe. ACS surmised that within the 55 years prior to their excavation, over 300 historic and prehistoric features, including burials, canals, pithouses, hearths and roasting pits, historic building foundations, and remnants of Barrio al Centro, had been documented at the site with the majority of the work associated with the expansion of ASU facilities. The ACS excavations were by far the most comprehensive ever performed at the site. ACS documented 387 archaeological features which included 65 architectural features, 152 architectural subfeatures 60 extramural features, and 110 mortuary features.

The portion of the Tempe Streetcar project from approximately 800 feet east of the center of the intersection of Rural Road and Apache Boulevard to the eastern terminus near Dorsey Lane is within the boundaries of AZ U:9:165 (ASM). ACS noted that while much has been found at La Plaza, most of the work was completed within and near the ASU campus, and little is known of the southern and eastern areas of the site. Archaeological monitoring for the construction of the LRT main line east of Rural Road and along Terrace Road within the APE yielded a few historic artifacts (e.g., bottles, cans, etc.), and no prehistoric artifacts or features. Nevertheless, prehistoric features were documented in the general area (Turney 1929). It is therefore recommended that any ground disturbing activities for the project that exceed a depth of 3 feet within the boundaries of the La Plaza site should be monitored by a qualified archaeologist, so that any discoveries can be documented and properly managed.

#### **AZ U:9:189 (ASM) – Hayden Canal**

AZ U:9:189 (ASM) is the historic Hayden Canal. Construction of the canal began in 1871 (Jones and others 2008). The Hayden Canal subsumed the existing Kirkland-McKinney Ditch and was extended westward toward the Hayden Flour Mill and eastward to establish a head at the Tempe Canal as the main northern lateral of the Tempe Canal. Hayden Canal began serving the mill in 1874 (Kwiatkowski 1999). The Hayden Canal has also been referred to as the Hayden Ditch (Andersen 1989; Jones and others 2008), the Hayden Branch of the Tempe Canal (Andersen 1989; Bruder 1993), and the Tempe Canal (Dyer 1888; Kent 1910).

SRP documented the Tempe Canal through the preparation of a HAER (Andersen 1989). ARS documented a segment of the Hayden Canal within the Tempe Streetcar APE during excavations of the Hayden Blacksmith and Wagon Shop as part of the Rio Salado Realignment Project (Kwiatkowski 1999). As described by Kwiatkowski (1999), water from the canal was drawn under the eastern part of the mill building to the waterwheel inside, while unneeded water passed around the mill's eastern exterior in a waste race (**Figure 6**). The waste water and water that passed through the water wheel joined together immediately north of the mill to create a tail race. The tail race passed

by the eastern side of the Hayden Blacksmith and Wagon Shop and then discharged into the Salt River. Sometime in the 1870s, the tail race was connected to the newly constructed head of the San Francisco Canal (**Figure 6**). The Hayden Canal became part of the SRP system in 1923 when the Tempe Canal Company merged with the Salt River Valley Water Users' Association (Andersen 1989). As noted by Andersen (1989), the Tempe Canal is significant as the oldest canal in continuous use in the Salt River Valley, as the site of an early hydroelectric project, and as the last independent canal company to join SRP.

The ARS excavations uncovered two canal alignments associated with the Hayden Canal, located within the Rio Salado Parkway ROW approximately 150 to 160 feet east of the center of the intersection at Mill Avenue. The older canal measured approximately 33 feet across and was in use from 1874 to 1923. A smaller canal measuring 4 feet 7 inches across was found east of the larger canal. The smaller canal was in use from 1923 to the 1950s/1960s. According to ARS, the change to a smaller canal appeared to have occurred after the mill switched to electric power, and when the Tempe Canal Company merged with the Salt River Valley Water User's Association.

Excavations conducted by ACS at the Hayden Flour Mill documented 24 features and subfeatures associated with the Hayden Canal and provided valuable information on how the canal functioned in the mill operations (Jones and others 2008). Features included the unlined earthen ditch and mill features such as the concrete-lined head race, tail race, diversion ditch, drop structure, and other structural elements.

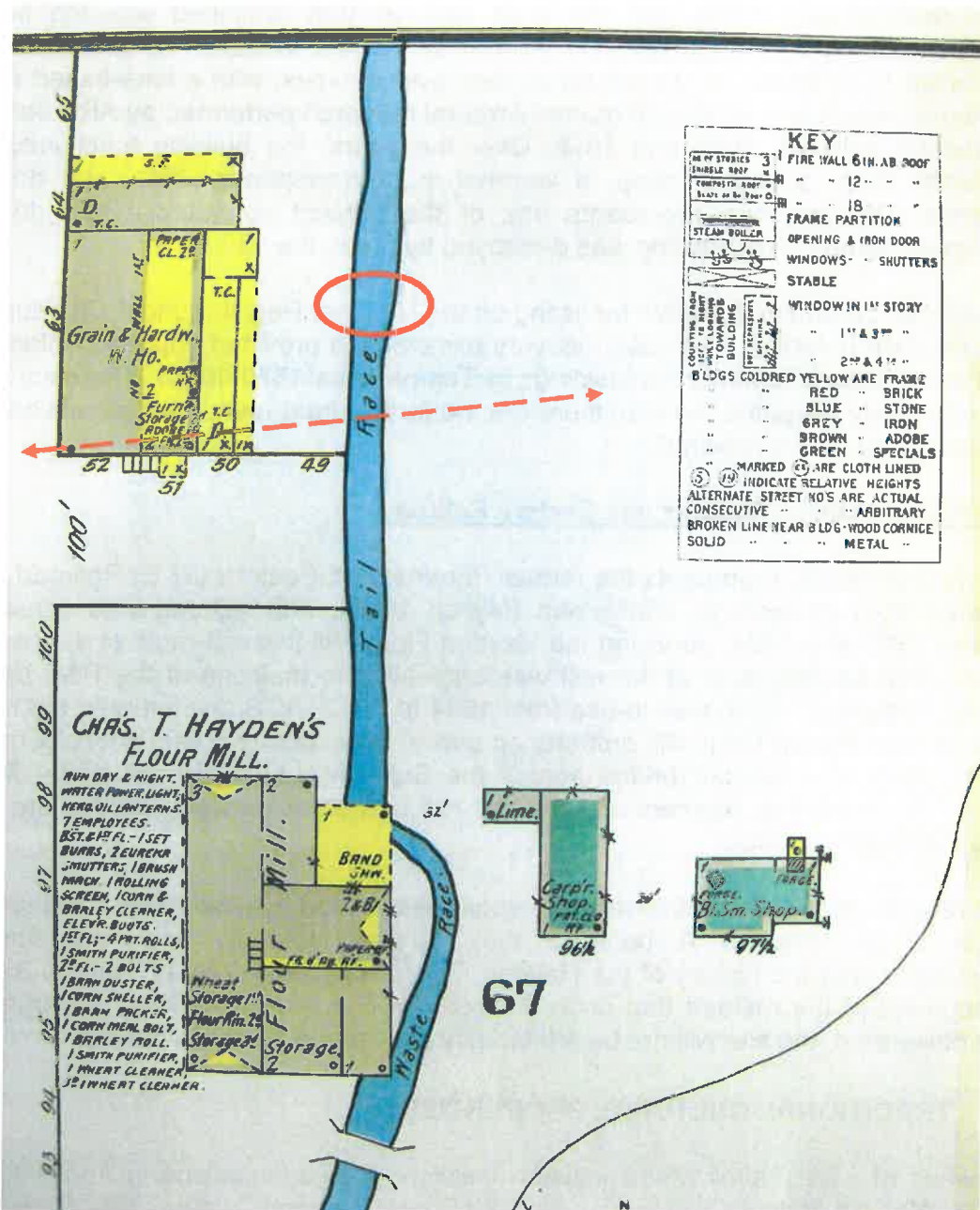
Because the canal existed as an archaeological feature, ARS recommended it eligible for listing on the National Register under Criterion D (Kwiatkowski 1999). The alignment of the Hayden Canal crosses Rio Salado Parkway approximately 150 to 160 feet east of the Mill Avenue intersection. The ARS excavations within the Rio Salado Parkway ROW have exhausted the site's information potential within the construction footprint of the Tempe Streetcar project; therefore, that portion of the site no longer contributes to its National Register eligibility. Because the site has effectively been mitigated within the Rio Salado Parkway ROW, it is recommended that no further treatment should be required.

#### **AZ U:9:190 (ASM) – Charles T. Hayden Blacksmith Shop**

AZ U:9:190 (ASM) represents the remains of the Charles T. Hayden Blacksmith Shop, located in the northern half of Rio Salado Parkway immediately east of Mill Avenue. The remains of the buildings were situated below the Hayden Flour Mill River Warehouse Building which had been constructed across the Rio Salado Parkway alignment in 1935 and destroyed for the Rio Salado Parkway in 2002 (Vargas and others 2008).



Figure 6. Detail of 1893 Sanborn-Perris Fire Insurance Map



Source: from Varges and others 2008:218.

The red line marks the approximate centerline of Rio Salado Parkway. The red oval marks the approximate location of the canal profiles documented by ARS in 1998.



ARS performed data recovery excavation at the site as part of the Rio Salado Parkway project (Kwiatkowski 1999). For the most part, all that remained was the building foundation, which was approximately 90 feet by 75 feet in size. The foundation was constructed from limestone, basalt rocks, and river cobbles, with a lime-based mortar. The interior was divided into nine rooms. Archival research performed by ARS dated the construction between 1876 and 1878. Over the years, the building functioned as a blacksmith shop, a wagon shop, a warehouse, a newspaper office, and domestic residence. The structure represents one of the earliest commercial and domestic buildings in Tempe. The building was destroyed by fire in the 1890s.

The site was determined eligible for listing on the National Register under Criterion D for its information potential. The data recovery excavations provided important information about early historic commercial buildings in Tempe circa 1870-1900. The excavations have effectively mitigated the site; therefore, no further treatment, such as avoidance or monitoring, should be required.

#### **AZ U:16:299 (ASM) – Phoenix and Eastern Railroad**

AZ U:16:299 (ASM) represents the former Phoenix and Eastern (P&E) Railroad, which extended from Phoenix to Winkelman (Myrick 1980). The railroad was constructed between 1903 and 1904, servicing the Hayden Flour Mill through most of the twentieth century. The eastern spur at the mill was originally the mainline of the P&E between Phoenix and Mesa which was in-use from 1904 to 1912. ACS documented the railroad spurs on the Hayden Flour Mill property as part of their data recovery effort (Jones and others 2008). The railroad bridge across the Salt River was dismantled by the mid 1920s. The remaining segment north of the mill had been removed by the late 1970s (Jones and others 2008).

ACS recommended the P&E railroad segments at the Hayden Flour Mill property eligible under Criterion A because they retained integrity and had significant associations with the history of the Hayden Flour Mill and the City of Tempe. Because the segment of the railroad that once crossed the Rio Salado Parkway alignment has been obliterated, the site will not be affected by the Tempe Streetcar project.

## **4.2 TRADITIONAL CULTURAL PROPERTIES**

On behalf of FTA, Valley Metro initiated Section 106 consultations in April 2008 with SHPO, Ak-Chin Indian Community, Fort McDowell Yavapai Nation, Gila River Indian Community, Hopi Tribe, Salt River Pima-Maricopa Indian Community, and the Inter-Tribal Council of Arizona. None of the contacted tribes responded to Valley Metro's invitation to participate in the Section 106 consultations at that time.

In 2015, FTA provided the same consulting parties with an updated project scope of work and APE, and updated continued consultations with the consulting parties. Tribes added to the list of consulting parties include the Pascua Yaqui Tribe, the Tohono O'odham Nation, the Tonto Apache Tribe, White Mountain Apache Tribe, and the Yavapai-Apache Nation. In both consultations, Native American tribes were provided opportunities to share information or concerns regarding potential impacts on prehistoric sites, sacred sites, and/or traditional cultural properties.

Tempe Butte, which was listed in the National Register in March 2011, has traditional cultural values for the Akimel O'odham. Although the proposed project will extend along the northern base of the butte along Rio Salado Parkway, construction and operation of the streetcar system will not affect the qualities that contribute to the TCP's cultural significance. It will also not impede traditional activities performed on the butte which are understood to take place toward the upper elevations above the height of the proposed streetcar infrastructure.

#### **4.3 POTENTIAL PROJECT EFFECTS AND TREATMENTS**

##### **4.3.1 Effects**

The project area is a developed urban setting, and as a result, archaeological survey was not possible. The assessment was therefore based on information gleaned from existing literature describing cultural resources in the area and on the results of previous archaeological projects.

The Build Alternative would entail construction and operation of the Tempe Streetcar facilities within the boundaries of four sites: AZU:9:115 (ASM), AZ U:9:165 (ASM), AZ U:9:189 (ASM), and AZ U:9:190 (ASM). All four sites were previously determined eligible for National Register listing under Criterion D for their information potential. Given the prior data recovery archaeological excavations for the realignment of Rio Salado Parkway, it is recommended that the project would have no adverse effects on AZ U:9:115 (ASM), the Terraced Butte site; AZ U:9:189 (ASM), Hayden Canal; and, AZ U:9:190 (ASM), the Hayden Blacksmith and Wagon Shop. The potential for impacts to archaeological deposits associated with AZ U:9:6 (ASM)/Hayden's Ferry and AZ U:9:165 (ASM)/La Plaza site are unknown due to the urban development covering those portions of the APE.

A portion of the project along Apache Boulevard east of Rural road is within the La Plaza site, AZ U:9:165 (ASM). This portion of the site has not been investigated archaeologically. It is therefore recommended that any ground disturbing activities that exceed a depth of three feet should be monitored by a qualified archaeologist so that any discoveries can be documented and properly managed.

The original Tempe settlement of Hayden's Ferry has not been defined archaeologically, although the original Charles T. Hayden House and Hayden Flour Mill still remain. It is not known whether archaeological deposits associated with the early Tempe settlement are preserved within the APE, but the potential for such remains certainly exists. Any ground disturbing activity that exceeds a depth of three feet along 1<sup>st</sup> Street, and along Ash Avenue and Mill Avenue between 1<sup>st</sup> and Fifth Streets, should be monitored by a qualified archaeologist so that any discoveries can be documented and properly managed. SHPO previously concurred with this management recommendation for Hayden's Ferry in consultation for the initial Tempe Streetcar project.

#### **4.3.2 Treatment**

Urban development covers the APE for the Build Alternative, and it is unknown if prehistoric or historic archaeological deposits are present without conducting subsurface testing. Based on existing archaeological and archival data, the Build Alternative intersects two sites with potential for intact archaeological deposits: the La Plaza site (AZ U:9:165 [ASM]) and Hayden's Ferry.

The trackway bed will require construction excavations between 24 to 30 inches in depth, which is typically not deep enough to encounter significant prehistoric deposits. However, some utility work for the project will require subsurface excavations to a depth of approximately six feet. Therefore, to ensure the proper management of archaeological resources, it is recommended that an archaeological monitor be required for construction activities requiring excavations of 3 feet (36 inch) in depth or greater within the general Hayden's Ferry area and within the La Plaza site.

For Hayden's Ferry, excavations greater than three feet should be monitored along 1<sup>st</sup> Street, and along Ash Avenue and Mill Avenue between 1<sup>st</sup> and 5<sup>th</sup> Streets.

For the La Plaza site, excavations greater than three feet should be monitored on Apache Boulevard 800 feet east of Rural Road to the eastern terminus of the project. The monitoring plan developed for the project should include contingencies in the event that archaeological testing or data recovery excavations are needed to mitigate impacts to newly discovered archaeological remains.

Should unanticipated buried cultural resources be discovered during construction, including prehistoric canals, activities should cease immediately until a qualified archaeologist can be contacted to make an assessment for the proper treatment of those resources. If human remains or associated funerary objects are discovered, the Arizona State Museum must be notified as required by A.R.S. Section 41-865.



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#### **4.3.3 Conclusions**

*The Build Alternative is recommended overall to have No Adverse Effect on archaeological properties within the APE.*

To uphold this finding of effect, it is recommended that a monitoring plan be developed and implemented for construction so that if unanticipated cultural resources are encountered, they can be properly mitigated as required by federal law.

## Agenda Item 5



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**CITY OF TEMPE**  
**HISTORIC PRESERVATION COMMISSION**

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**Meeting Date: 02/12/2015**  
**Agenda Item: 5**

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**ACTION:** Formation of an ad hoc Archaeologically Sensitive Classification subcommittee to identify sites warranting archaeologically sensitive classification, make suggestions as to how to identify such locations in the future, offer recommendations as to how to most accurately record said sites, and craft disclosure guidelines pertaining to sensitive cultural information contained within the Archaeologically Sensitive classification files maintained by HPO.

**RECOMMENDATION:** Staff – Approval

**BACKGROUND INFORMATION:** §§14A-4(k) and 14A-5(b) of the Tempe Historic Preservation Ordinance task the Historic Preservation Commission with classifying qualifying properties as archeologically sensitive. HPO records show forty-six properties to be so classified, with most classifications based upon information found in a 1991 archaeological study completed by Jerry Howard and Gary Huckleberry. As numerous archaeological surveys have been completed since that time, it is important to classify archaeologically sensitive sites identified subsequent to the studies used as the basis for the last round of archaeologically sensitive classifications. An ad hoc Archaeologically Sensitive Classification subcommittee would be tasked with identifying sites warranting archeologically sensitive classification, making suggestions relating to how Tempe HPO can stay abreast of sites warranting archaeologically sensitive classification, and offering recommendations as to how to most accurately record said sites, and draft disclosure guidelines pertaining to sensitive cultural information contained within the Archaeologically Sensitive classification files maintained by HPO.

**SUGGESTED MOTION:** I move that we create an ad hoc Archaeologically Sensitive Classification subcommittee to identify sites warranting archeologically sensitive classification, make suggestions relating to how Tempe HPO can stay abreast of sites warranting archaeologically sensitive classification, offer recommendations as to how to most accurately record said sites, and craft disclosure guidelines pertaining to sensitive cultural information contained within the Archaeologically Sensitive classification files maintained by HPO. Subcommittee members are to be [INSERT NAMES OF PROPOSED SUBCOMMITTEE MEMBERS].

**STAFF CONTACT(S):** John Larsen Southard, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer

## Agenda Item 6

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**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

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**Meeting Date: 02/12/2015****Agenda Item: 6**

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**ACTION:** Establish a project scope for the Arizona Public Service-funded study of Ocotillo Power Plant and its role in the development of present-day Tempe.

**RECOMMENDATION:** N/A

**BACKGROUND INFORMATION:** The Arizona Public Service Company (APS) will soon initiate a large-scale project on the grounds of the Ocotillo Power Plant, located on the northwest corner of McClintock and University. Per a July 14<sup>th</sup>, 2014 letter to Tempe HPO from APS archaeologist Jon Shumaker, APS will provide \$15,000 "for the specific purpose of hiring a qualified historian to develop and write a short history of the Ocotillo Power Plant set within the context of "Infrastructure for Community Development in Tempe, 1958 to 1975." In an effort to reduce administrative costs and delays, APS will disburse the funds directly to the vendor selected to complete this task, as opposed to providing funds to the City that would then be passed on to a vendor. The Tempe Historic Preservation Commission is tasked with creating a project scope for the vendor. Per a discussion at the January 8, 2015 Historic Preservation Commission meeting, Commissioners identified the following topics as potential areas of focus within the study:

- Construction / operation of the Ocotillo Power Plant as a component Tempe development during the period 1958-1975
- Ocotillo Power Plant and its ties to nearby residential areas and industrial operations, such as the 1959 Superlite block plant located at McClintock and University
- Photographic documentation, both historic and current, of the Ocotillo Power Plant and its surroundings
- Ocotillo Power Plant employees and APS corporate culture

In order to commission a study and ensure the work is completed in a manner that is both expeditious and satisfactory to the Commission, HPO requests Commission direction as to what will be included in the project scope.

**SUGGESTED MOTION:** I move that we provide the following direction to the project vendor:

The APS-funded history of Ocotillo Power Plant, set within the context of "Infrastructure for Community Development in Tempe, 1958 to 1975," shall include the following topics, measured in terms of overall project man hours:

[TOPIC ONE, \_\_% OF PROJECT HOURS]

[TOPIC TWO, \_\_% OF PROJECT HOURS]

[TOPIC THREE, \_\_% OF PROJECT HOURS]

[TOPIC FOUR, \_\_% OF PROJECT HOURS]

Continue topic list as desired.

**STAFF CONTACT(S):** John Larsen Southard, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer



P.O. Box 53933  
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July 14, 2014

Mr. Joseph Nucci  
Tempe Historic Preservation Officer  
P.O. Box 5002  
Tempe AZ 85280

*Joe*  
Dear Mr. Nucci:

As you are aware, Arizona Public Service Company (APS) is in the early planning stages of a proposed project that would consist of a) the demolition and removal of portions of the existing Ocotillo Power Plant and various associated facilities and, b) the construction of five new natural gas-fired generating units and associated facilities at that same location. APS is continuing to consult with the City of Tempe Historic Preservation Office (HPO) because siting of the new facility falls under Arizona Revised Statutes (ARS) 40-360.03, which requires APS to file an application for a Certificate of Environmental Compatibility (CEC) that is subject to review by the Arizona Corporation Commission's (ACC's) Arizona Power Plant and Transmission Line Siting Committee (Siting Committee) under ARS 40-360.01 et seq.

Under ARS 40-360-06, "Factors to be considered in issuing a certificate of environmental compatibility," #5 calls out that "Existing scenic areas, historic sites and structures or archaeological sites at or in the vicinity of the proposed site" are factors to be considered by the Siting Committee in determining whether or not to recommend issuance of a CEC.

Pursuant to the ACC Rules of Practice and Procedure R14-3-219 (#6), the application for a CEC shall "Describe any environmental studies applicant has performed or caused to be performed in connection with this application or intends to perform or cause to be performed in such connection, including the contemplated date of completion." Furthermore, under R14-3 "Exhibits to Application," Exhibit E shall "Describe any existing scenic areas, historic sites and structures or archaeological sites in the vicinity of the proposed facilities and state the effects, if any, the proposed facilities will have thereon."

APS acknowledges receipt of, and very much appreciates, your recent feedback and comments regarding the Ocotillo Power Plant facility both via phone call and your email of June 26, 2014. APS understands that the Tempe HPO concurs with the adequacy of the cultural resource work carried out to date, and the conclusions and recommendations laid out in the URS Cultural Resource Report 2014-4(AZ) with regard to prehistoric cultural resources at the site. APS also understands that Tempe HPO takes exception with URS's finding that the power plant facility itself is not historically significant.

APS understands and acknowledges that the Tempe HPO believes the power plant facility to be "a landmark symbolic of the ne plus ultra period of community development in Tempe, and one demonstrative of events that have made a significant

contribution to the broad patterns of Arizona history." Furthermore, the Tempe HPO believes that this mid-century interval represents the period of development "that arguably most profoundly shaped the feel and fabric of the built environment in Tempe, and it is a period that to date remains relatively undocumented."

Additionally, the Tempe HPO states that "APS has yet to address and document the significance of its role in facilitating the mid-century period of development in the Valley," and that "without this recognition and documentation, demolition of this iconographic facility would have an adverse effect on Tempe's ability to interpret this most significant period of Tempe's history."

To address this concern, your office has requested that APS consider mitigating this effect by developing a context related to "Infrastructure for Community Development in Tempe, 1958 to 1975." Tempe HPO believes that this would provide a lasting value to the East Valley preservation community as it begins in earnest to evaluate this most formative period of your community's history.

APS has carefully reviewed and considered Tempe HPO's comments. You clearly indicated in a recent phone call that Tempe HPO's goal here is **not** to preserve the power plant, but simply to ensure that an effort is made to adequately document the plant's role in Tempe history, set within in this mid-century context (~1958 to 1975). You indicated that the development of such a document would adequately mitigate any potential adverse effect of the demolition of plant facilities.

APS has long been a supporter of historic preservation in Arizona, and believes this to be a fair and reasonable request. As such, APS proposes to offer the City of Tempe HPO a grant in the amount of \$15,000 for the specific purpose of hiring a qualified historian to develop and write a short history of the Ocotillo Power Plant set within the context of "Infrastructure for Community Development in Tempe, 1958 to 1975." APS believes the City of Tempe HPO is better situated to directly manage such a project and that a grant to Tempe HPO would ensure that the project meets Tempe HPO's needs and requirements.

APS is concurrently consulting with the Arizona State Historic Preservation Office (SHPO) and potentially interested tribes, and will keep your office informed of who specifically is consulted with, the results of those consultations, and any concerns or comments the other parties may have regarding this project.

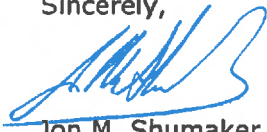
As always, APS very much appreciates the opportunity to work with your office. We ask that you please review the contents of this letter and the recommendations contained therein. If the Tempe HPO finds that the proposed grant would adequately mitigate all of Tempe HPO's concerns and issues regarding the project, APS requests that you please sign, date, and return a copy of this letter to my office at your soonest convenience.

We continue to solicit any other comments and feedback you may have regarding this project, and shall continue coordinating closely with your office should the new power facility project be approved.

If you have any questions, comments, or issues, please feel free to contact me by email at [jon.shumaker@aps.com](mailto:jon.shumaker@aps.com) or at the phone and address listed below. Thanks!



Sincerely,



Jon M. Shumaker, Archaeologist

**Archaeological Services  
Natural Resources Department  
Arizona Public Service Company  
P.O. Box 53933, M.S. 3372 s  
Phoenix AZ 85072-3933  
602-371-5298 Office  
602-677-1747 Cell  
602-371-5241 Fax**

By



Joseph Nucci

2014.07.14

15:24:41 -07'00'

SIGNATURE FOR TEMPE HPO CONCURRENCE

DATE

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PRINTED NAME and TITLE

## Agenda Item 7

REFERENCE TITLE: historic preservation tax credit

State of Arizona  
House of Representatives  
Fifty-second Legislature  
First Regular Session  
2015

## **HB 2337**

Introduced by  
Representative Fann

AN ACT

AMENDING TITLE 41, CHAPTER 4.2, ARTICLE 2, ARIZONA REVISED STATUTES, BY ADDING SECTION 41-882; AMENDING SECTION 43-222, ARIZONA REVISED STATUTES; AMENDING TITLE 43, CHAPTER 10, ARTICLE 5, ARIZONA REVISED STATUTES, BY ADDING SECTION 43-1075; AMENDING TITLE 43, CHAPTER 11, ARTICLE 6, ARIZONA REVISED STATUTES, BY ADDING SECTION 43-1163; RELATING TO THE HISTORIC PRESERVATION TAX CREDIT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 41, chapter 4.2, article 2, Arizona Revised Statutes,  
3 is amended by adding section 41-882, to read:

4 41-882. Historic preservation tax credit; definitions

5 A. THE ARIZONA STATE PARKS BOARD SHALL RECEIVE APPLICATIONS AND  
6 EVALUATE AND CERTIFY THE SUBSTANTIAL REHABILITATION OF A CERTIFIED HISTORIC  
7 STRUCTURE FOR THE PURPOSE OF INCOME TAX CREDITS UNDER SECTIONS 43-1075 AND  
8 43-1163. THE BOARD SHALL ESTABLISH AND ADOPT A SCHEDULE FOR RECEIVING,  
9 EVALUATING AND APPROVING APPLICATIONS TWICE EACH YEAR FOR CERTIFICATION UNDER  
10 THIS SECTION. SIXTY PERCENT OF THE ANNUAL AGGREGATE TAX CREDIT DOLLAR LIMIT  
11 PRESCRIBED BY SUBSECTION L OF THIS SECTION IS RESERVED FOR CERTIFICATION  
12 DURING THE FIRST APPLICATION PERIOD EACH YEAR OF REHABILITATION PROJECTS  
13 LOCATED IN CITIES AND TOWNS WITH A POPULATION OF LESS THAN ONE HUNDRED FIFTY  
14 THOUSAND PERSONS. THE REMAINDER OF THE ANNUAL AGGREGATE TAX CREDIT DOLLAR  
15 LIMIT MAY BE CERTIFIED IN THE SECOND APPLICATION PERIOD EACH YEAR WITH  
16 RESPECT TO REHABILITATION PROJECTS LOCATED ANYWHERE IN THIS STATE.

17 B. THE BOARD MAY ISSUE AN INITIAL CERTIFICATION BEFORE THE CERTIFIED  
18 HISTORIC STRUCTURE IS PLACED IN SERVICE IF THE REHABILITATION IS CONSISTENT  
19 WITH THE STANDARDS FOR REHABILITATION OF THE SECRETARY OF THE UNITED STATES  
20 DEPARTMENT OF THE INTERIOR AS DETERMINED BY THE BOARD. THE INITIAL  
21 CERTIFICATION DOES NOT ENTITLE A TAXPAYER TO A CREDIT UNDER SECTION 43-1075  
22 OR 43-1163.

23 C. THE BOARD MAY ISSUE A FINAL CERTIFICATION FOR A TAX CREDIT FOR A  
24 REHABILITATION THAT RECEIVED AN INITIAL CERTIFICATION IF, AFTER THE  
25 COMPLETION OF THE REHABILITATION WORK, THE REHABILITATION OF THE CERTIFIED  
26 HISTORIC STRUCTURE THAT WAS THE SUBJECT OF THE INITIAL CERTIFICATION:

27 1. IS CONSISTENT WITH THE STANDARDS FOR REHABILITATION OF THE  
28 SECRETARY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR AS DETERMINED BY  
29 THE BOARD.

30 2. PRODUCES A POSITIVE ECONOMIC IMPACT FOR THIS STATE OR THE LOCAL  
31 MUNICIPALITY UNDER THE COST-BENEFIT ANALYSIS REQUIRED UNDER THIS SECTION.

32 3. ACHIEVES THE MINIMUM NUMBER OF POINTS NECESSARY UNDER THE  
33 REHABILITATION GRADING SYSTEM ESTABLISHED BY THE BOARD.

34 4. COMPLIES WITH SUBSECTION D OF THIS SECTION.

35 D. THE OWNER OF THE CERTIFIED HISTORIC STRUCTURE THAT IS THE SUBJECT  
36 OF THE APPLICATION FOR CERTIFICATION UNDER THIS SECTION GRANTS A RESTRICTIVE  
37 COVENANT TO THE BOARD FOR THE HOLDING PERIOD AND AGREES THAT ALTERATIONS MAY  
38 NOT BE MADE TO THE CERTIFIED HISTORIC STRUCTURE DURING THE HOLDING PERIOD:

39 1. THAT ARE INCONSISTENT WITH THE STANDARDS FOR REHABILITATION OF THE  
40 SECRETARY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR AS DETERMINED BY  
41 THE BOARD.

42 2. WITHOUT THE BOARD'S APPROVAL.

43 E. THE BOARD SHALL INCLUDE IN ITS FINAL CERTIFICATION THE AMOUNT OF  
44 THE TAX CREDIT FOR WHICH A REHABILITATION QUALIFIES.

1 F. THE BOARD SHALL PRESCRIBE THE FORM OF APPLICATION FOR BOTH THE  
2 INITIAL AND FINAL CERTIFICATIONS OF THE REHABILITATION. EXCEPT FOR THE  
3 COST-BENEFIT ANALYSIS REQUIRED UNDER THIS SECTION, THE BOARD MAY RELY ON THE  
4 FACTS PROVIDED IN THE APPLICATION WITHOUT INDEPENDENT INVESTIGATION. THE  
5 AMOUNT OF THE QUALIFIED REHABILITATION EXPENSES AND THE AMOUNT OF THE CREDIT  
6 FOR WHICH A REHABILITATION QUALIFIES SHALL BE CERTIFIED BY A CERTIFIED PUBLIC  
7 ACCOUNTANT LICENSED IN THIS STATE AND FILED AS PART OF THE APPLICATION FOR  
8 FINAL CERTIFICATION. THE BOARD MAY AUTHORIZE A CERTIFIED LOCAL GOVERNMENT TO  
9 PERFORM THE CERTIFICATION PROCESS REQUIRED BY THIS SECTION.

10 G. WITHIN NINETY DAYS AFTER RECEIPT OF THE APPLICATION FOR FINAL  
11 CERTIFICATION, THE BOARD SHALL ISSUE TO THE APPLICANT A WRITTEN DETERMINATION  
12 EITHER DENYING OR APPROVING THE REHABILITATION AND CERTIFYING THE AMOUNT OF  
13 THE TAX CREDIT ALLOWABLE.

14 H. IF THE BOARD BECOMES AWARE OF INFORMATION THAT IS MATERIALLY  
15 INCONSISTENT WITH THE INFORMATION PROVIDED IN THE APPLICATION FOR INITIAL OR  
16 FINAL CERTIFICATION, THE BOARD MAY DENY THE REQUEST FOR THE INITIAL OR FINAL  
17 CERTIFICATION OR REVOKE AN ALREADY-ISSUED INITIAL OR FINAL CERTIFICATION.

18 I. THE BOARD SHALL ESTABLISH AND USE A POINT SYSTEM FOR EVALUATING AND  
19 GRADING PROPOSED REHABILITATIONS OF CERTIFIED HISTORIC STRUCTURES THAT ARE  
20 THE SUBJECT OF APPLICATIONS. POINTS SHALL BE AWARDED BASED ON POSITIVE JOB  
21 GROWTH, SIGNIFICANT POSITIVE ECONOMIC IMPACT AND COMMUNITY SUPPORT OF THE  
22 REHABILITATION PROPOSAL.

23 J. THE ARIZONA COMMERCE AUTHORITY SHALL CONDUCT A COST-BENEFIT  
24 ANALYSIS OF THE REHABILITATION OF THE CERTIFIED HISTORIC STRUCTURE THAT IS  
25 THE SUBJECT OF AN APPLICATION. THE BOARD MAY NOT ISSUE A FINAL CERTIFICATION  
26 UNLESS THE AUTHORITY DETERMINES AS A RESULT OF ITS ANALYSIS THAT THE PROPOSED  
27 REHABILITATION WILL PRODUCE A POSITIVE ECONOMIC IMPACT FOR THIS STATE OR  
28 LOCAL MUNICIPALITY ONCE THE CERTIFIED HISTORIC STRUCTURE IS IN USE.

29 K. THE BOARD SHALL CHARGE A FEE OF TWO AND ONE-FOURTH PERCENT OF THE  
30 QUALIFIED REHABILITATION EXPENSES FOR EACH APPLICATION. THE BOARD SHALL USE  
31 THE MONIES FOR THE COSTS OF IMPLEMENTING AND ADMINISTERING THE APPLICATION  
32 AND CERTIFICATION PROCESS PRESCRIBED BY THIS SECTION. THE FEES RECEIVED BY  
33 THE BOARD UNDER THIS SUBSECTION DO NOT REVERT TO THE STATE GENERAL FUND.

34 L. THE BOARD MAY CERTIFY SUBSTANTIAL REHABILITATIONS OF CERTIFIED  
35 HISTORIC STRUCTURES FOR THE PURPOSE OF TAX CREDITS UNDER SECTIONS 43-1075 AND  
36 43-1163 IN A COMBINED ANNUAL AGGREGATE AMOUNT OF FIFTEEN MILLION DOLLARS FOR  
37 TAXABLE YEARS BEGINNING FROM AND AFTER DECEMBER 31, 2015. FOR TAXABLE YEARS  
38 BEGINNING FROM AND AFTER DECEMBER 31, 2025 AND CONDITIONED ON A FAVORABLE  
39 REVIEW BY THE JOINT LEGISLATIVE BUDGET COMMITTEE, THE BOARD MAY CERTIFY AN  
40 ADDITIONAL COMBINED ANNUAL AGGREGATE AMOUNT OF UP TO FIFTEEN MILLION DOLLARS  
41 FOR THE TAX CREDITS UNDER SECTIONS 43-1075 AND 43-1163.

42 M. TO THE EXTENT NOT OTHERWISE PROHIBITED BY LAW, THE BOARD SHALL  
43 PROVIDE TO THE DEPARTMENT OF REVENUE INFORMATION THE DEPARTMENT REQUESTS TO  
44 DETERMINE A CLAIMANT'S ELIGIBILITY FOR A TAX CREDIT CLAIMED UNDER SECTION  
45 43-1075 OR 43-1163.



1           N. FOR THE PURPOSES OF THIS SECTION:  
2           1. "BOARD" MEANS THE ARIZONA STATE PARKS BOARD ESTABLISHED BY SECTION  
3 41-511.  
4           2. "CERTIFIED HISTORIC STRUCTURE" MEANS A PROPERTY THAT IS LOCATED IN  
5 THIS STATE AND IS EITHER:  
6           (a) LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OF HISTORIC PLACES.  
7           (b) LISTED INDIVIDUALLY IN THE ARIZONA REGISTER OF HISTORIC PLACES.  
8           (c) LOCATED IN A REGISTERED HISTORIC DISTRICT AND CERTIFIED BY EITHER  
9 THE BOARD OR THE SECRETARY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR AS  
10 BEING OF HISTORIC SIGNIFICANCE TO THE DISTRICT.  
11           3. "CERTIFIED LOCAL GOVERNMENT" MEANS A LOCAL GOVERNMENT THAT IS  
12 CERTIFIED BY THE BOARD AS HAVING THE CAPACITY TO ADMINISTER PRESERVATION  
13 PROGRAMS, INCLUDING THE CERTIFICATION PROCESS REQUIRED BY THIS SECTION.  
14           4. "HOLDING PERIOD" MEANS TWENTY-FOUR MONTHS AFTER THE BOARD ISSUES A  
15 FINAL CERTIFICATION UNDER THIS SECTION OR, IF THE REHABILITATION IS TO BE  
16 COMPLETED IN PHASES, TWENTY-FOUR MONTHS AFTER THE FINAL CERTIFICATION OF THE  
17 FINAL PHASE OF THE REHABILITATION.  
18           5. "PLACED IN SERVICE" MEANS THAT THE REHABILITATION WORK HAS BEEN  
19 SUBSTANTIALLY COMPLETED TO ALLOW FOR THE OCCUPANCY OF THE STRUCTURE OR AN  
20 IDENTIFIABLE PART OF THE STRUCTURE, OR THE OWNER HAS BEGUN DEPRECIATING THE  
21 QUALIFIED REHABILITATION EXPENSES, WHICHEVER OCCURS FIRST.  
22           6. "PRINCIPAL RESIDENCE" HAS THE SAME MEANING PRESCRIBED IN SECTION  
23 121 OF THE INTERNAL REVENUE CODE.  
24           7. "QUALIFIED REHABILITATION EXPENSE":  
25           (a) MEANS MONIES THAT ARE SPENT IN THE REHABILITATION OF A CERTIFIED  
26 HISTORIC STRUCTURE PROPERLY CAPITALIZED TO THE BUILDING AND THAT ARE SPENT  
27 WITH RESPECT TO PROPERTY THAT IS EITHER:  
28           (i) DEPRECIABLE UNDER THE INTERNAL REVENUE CODE.  
29           (ii) HELD FOR SALE BY THE OWNER, OTHER THAN THE PRINCIPAL RESIDENCE OF  
30 THE OWNER.  
31           (b) EXCEPT FOR NONPROFIT CORPORATIONS, DOES NOT INCLUDE MONIES THAT  
32 ARE SPENT FROM DIRECT GRANTS FROM FEDERAL, STATE OR LOCAL AGENCIES OR  
33 INSTRUMENTALITIES.  
34           8. "REGISTERED HISTORIC DISTRICT" MEANS ANY DISTRICT LISTED IN THE  
35 NATIONAL REGISTER OF HISTORIC PLACES OR ARIZONA REGISTER OF HISTORIC PLACES.  
36           9. "SUBSTANTIAL REHABILITATION" MEANS THAT, WITH REGARD TO A CERTIFIED  
37 HISTORIC STRUCTURE, THE QUALIFIED REHABILITATION EXPENSES OF THE CERTIFIED  
38 HISTORIC STRUCTURE DURING A TWENTY-FOUR-MONTH PERIOD CHOSEN BY THE TAXPAYER  
39 ENDING WITH OR WITHIN THE TAXABLE YEAR EXCEED FIFTY PERCENT OF THE ADJUSTED  
40 BASIS IN THE CERTIFIED HISTORIC STRUCTURE AND ITS STRUCTURAL COMPONENTS. IF  
41 THE REHABILITATION IS TO BE DONE IN PHASES SET FORTH IN ARCHITECTURAL PLANS  
42 AND SPECIFICATIONS THAT ARE COMPLETED BEFORE THE REHABILITATION BEGINS, THE  
43 TWENTY-FOUR-MONTH PERIOD IS EXTENDED TO SIXTY MONTHS.

1           Sec. 2. Section 43-222, Arizona Revised Statutes, is amended to read:  
2           43-222. Income tax credit review schedule

3           The joint legislative income tax credit review committee shall review  
4           the following income tax credits:

5           1. For years ending in 0 and 5, sections 43-1075, 43-1079.01, 43-1087,  
6           43-1088, 43-1163, 43-1167.01 and 43-1175.

7           2. For years ending in 1 and 6, sections 43-1074.02, 43-1083,  
8           43-1083.02, 43-1085.01, 43-1164.02, 43-1164.03 and 43-1183.

9           3. For years ending in 2 and 7, sections 43-1073, 43-1079, 43-1080,  
10          43-1085, 43-1086, 43-1089, 43-1089.01, 43-1089.02, 43-1089.03, 43-1090,  
11          43-1164, 43-1167, 43-1169, 43-1176 and 43-1181.

12          4. For years ending in 3 and 8, sections 43-1074.01, 43-1081, 43-1168,  
13          43-1170 and 43-1178.

14          5. For years ending in 4 and 9, sections 43-1076, 43-1076.01,  
15          43-1081.01, 43-1083.01, 43-1083.04, 43-1084, 43-1162, 43-1162.01, 43-1164.01,  
16          43-1164.05, 43-1170.01 and 43-1184 and, beginning in 2019, sections  
17          43-1083.03 and 43-1164.04.

18          Sec. 3. Title 43, chapter 10, article 5, Arizona Revised Statutes, is  
19          amended by adding section 43-1075, to read:

20          43-1075. Credit for historic preservation: definitions

21          A. FOR TAXABLE YEARS BEGINNING FROM AND AFTER DECEMBER 31, 2015  
22          THROUGH DECEMBER 31, 2035, A CREDIT IS ALLOWED AGAINST THE TAXES IMPOSED BY  
23          THIS TITLE FOR QUALIFIED REHABILITATION EXPENSES FOR THE SUBSTANTIAL  
24          REHABILITATION OF A CERTIFIED HISTORIC STRUCTURE ONLY IF THE TAXPAYER HAS A  
25          FINAL CERTIFICATION FROM THE ARIZONA STATE PARKS BOARD ISSUED UNDER SECTION  
26          41-882.

27          B. THE AMOUNT OF THE CREDIT IS EQUAL TO TWENTY PERCENT OF THE  
28          QUALIFIED REHABILITATION EXPENSES.

29          C. THE CREDIT IS ALLOWED FOR THE TAXABLE YEAR THAT THE CERTIFIED  
30          HISTORIC STRUCTURE OR IDENTIFIABLE PORTION OF THE HISTORIC STRUCTURE THAT  
31          MEETS THE SUBSTANTIAL REHABILITATION TEST IS PLACED IN SERVICE.

32          D. TO CLAIM A CREDIT, AN APPLICANT SHALL APPLY TO THE BOARD FOR BOTH  
33          OF THE FOLLOWING:

34          1. AN INITIAL CERTIFICATION ISSUED BY THE BOARD UNDER SECTION 41-882  
35          BEFORE THE CERTIFIED HISTORIC STRUCTURE IS PLACED IN SERVICE.

36          2. A FINAL CERTIFICATION ISSUED BY THE BOARD UNDER SECTION 41-882  
37          AFTER COMPLETION OF THE REHABILITATION WORK. THE FINAL CERTIFICATION SHALL  
38          INCLUDE THE AMOUNT OF THE TAX CREDIT FOR WHICH THE REHABILITATION QUALIFIES.

39          E. THE FINAL CERTIFICATION SHALL BE ATTACHED TO ANY FILED RETURN THAT  
40          CLAIMS A CREDIT UNDER THIS SECTION.

41          F. THE SUBSTANTIAL REHABILITATION OF A HISTORIC STRUCTURE THAT IS  
42          EXEMPT FROM REAL PROPERTY TAX IS INELIGIBLE FOR A TAX CREDIT UNDER THIS  
43          SECTION. IF AN ALREADY-CERTIFIED REHABILITATION OF A HISTORIC STRUCTURE  
44          UNDER SECTION 41-882 BECOMES EXEMPT FROM REAL PROPERTY TAX WITHIN TWENTY-FOUR  
45          MONTHS AFTER FINAL CERTIFICATION BY THE BOARD, THE CLAIMANT'S TAX LIABILITY

1 FOR THE YEAR THAT THE CERTIFIED HISTORIC STRUCTURE BECOMES EXEMPT IS  
2 INCREASED BY THE TOTAL AMOUNT OF THE CREDIT ACTUALLY USED.

3 G. THE DEPARTMENT MAY REQUEST INFORMATION FROM THE BOARD FOR THE  
4 PURPOSE OF DETERMINING A CLAIMANT'S ELIGIBILITY FOR CREDITS CLAIMED, AND THE  
5 BOARD SHALL PROVIDE THE REQUESTED INFORMATION TO THE EXTENT NOT OTHERWISE  
6 PROHIBITED BY LAW.

7 H. IF THE ALLOWABLE TAX CREDIT EXCEEDS TAXES OTHERWISE DUE UNDER THIS  
8 TITLE ON THE CLAIMANT'S INCOME, OR IF THERE ARE NO TAXES DUE UNDER THIS  
9 TITLE, THE AMOUNT OF THE CLAIM NOT USED TO OFFSET THE TAXES UNDER THIS TITLE  
10 MAY BE CARRIED FORWARD TO THE NEXT TEN CONSECUTIVE TAXABLE YEARS AS A CREDIT  
11 AGAINST SUBSEQUENT YEARS' INCOME TAX LIABILITY.

12 I. CO-OWNERS OF A BUSINESS, INCLUDING PARTNERS IN A PARTNERSHIP AND  
13 SHAREHOLDERS OF AN S CORPORATION AS DEFINED IN SECTION 1361 OF THE INTERNAL  
14 REVENUE CODE, MAY EACH CLAIM ONLY THE PRO RATA SHARE OF CREDIT ALLOWED UNDER  
15 THIS SECTION BASED ON OWNERSHIP INTEREST OR THE SHARE OF CREDIT ALLOWED  
16 PURSUANT TO AN EXECUTED AGREEMENT AMONG THE OWNERS, PARTNERS OR SHAREHOLDERS  
17 DOCUMENTING AN ALTERNATE DISTRIBUTION METHOD WITHOUT REGARD TO THE SHARING OF  
18 OTHER TAX OR ECONOMIC ATTRIBUTES OF THE BUSINESS. THE TOTAL OF THE CREDITS  
19 ALLOWED ALL THE OWNERS, PARTNERS OR SHAREHOLDERS MAY NOT EXCEED THE AMOUNT  
20 THAT WOULD HAVE BEEN ALLOWED A SOLE OWNER.

21 J. AN APPLICANT WHO DOES NOT CLAIM THE CREDITS ALLOWED UNDER THIS  
22 SECTION, IN WHOLE OR IN PART, MAY ASSIGN, TRANSFER OR SELL THE TAX CREDITS TO  
23 ANY PERSON, INCLUDING CONDOMINIUM OWNERS IF THE CERTIFIED HISTORIC STRUCTURE  
24 IS CONVERTED INTO CONDOMINIUMS. THE ASSIGNEE, TRANSFEREE OR BUYER OF THE TAX  
25 CREDITS MAY USE THE ACQUIRED CREDITS AGAINST THE TAX IMPOSED BY THIS TITLE  
26 AND MAY CARRY FORWARD THE TAX CREDITS FOR TEN CONSECUTIVE TAXABLE YEARS AFTER  
27 THE DATE THE CERTIFIED HISTORIC STRUCTURE IS PLACED IN SERVICE. THE  
28 ASSIGNOR, TRANSFEROR OR SELLER SHALL NOTIFY THE DEPARTMENT IN WRITING WITHIN  
29 THIRTY DAYS AFTER AN ASSIGNMENT, TRANSFER OR SALE UNDER THIS SUBSECTION AND  
30 SHALL PROVIDE THE DEPARTMENT WITH ANY INFORMATION REQUIRED BY THE DEPARTMENT.

31 K. THE PROCEEDS OF ANY SALE, TRANSFER OR ASSIGNMENT OF TAX CREDITS  
32 RECEIVED BY THE APPLICANT UNDER THIS SECTION ARE EXEMPT FROM THIS TITLE. IF  
33 A TAX CREDIT IS SUBSEQUENTLY RECAPTURED, REVOKED OR ADJUSTED, THE SELLER'S,  
34 TRANSFEROR'S OR ASSIGNOR'S TAXABLE INCOME SHALL BE INCREASED BY THE TOTAL  
35 AMOUNT OF THE SALE, TRANSFER OR ASSIGNMENT PROCEEDS IN THE TAXABLE YEAR OF  
36 THE RECAPTURE, REVOCATION OR ADJUSTMENT.

37 L. A TAXPAYER THAT CLAIMS A CREDIT UNDER THIS SECTION MAY NOT CLAIM A  
38 CREDIT UNDER SECTION 43-1163.

39 M. FOR THE PURPOSES OF THIS SECTION:

40 1. "BOARD" MEANS THE ARIZONA STATE PARKS BOARD ESTABLISHED BY SECTION  
41 41-511.

42 2. "CERTIFIED HISTORIC STRUCTURE" MEANS A PROPERTY THAT IS LOCATED IN  
43 THIS STATE AND IS EITHER:

- 44 (a) LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OF HISTORIC PLACES.
- 45 (b) LISTED INDIVIDUALLY IN THE ARIZONA REGISTER OF HISTORIC PLACES.

1 (c) LOCATED IN A REGISTERED HISTORIC DISTRICT AND CERTIFIED BY EITHER  
2 THE BOARD OR THE SECRETARY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR AS  
3 BEING OF HISTORIC SIGNIFICANCE TO THE DISTRICT.

4 3. "PLACED IN SERVICE" MEANS THAT THE REHABILITATION WORK HAS BEEN  
5 SUBSTANTIALLY COMPLETED TO ALLOW FOR THE OCCUPANCY OF THE STRUCTURE OR AN  
6 IDENTIFIABLE PART OF THE STRUCTURE, OR THE OWNER HAS BEGUN DEPRECIATING THE  
7 QUALIFIED REHABILITATION EXPENSES, WHICHEVER OCCURS FIRST.

8 4. "PRINCIPAL RESIDENCE" HAS THE SAME MEANING PRESCRIBED IN SECTION  
9 121 OF THE INTERNAL REVENUE CODE.

10 5. "QUALIFIED REHABILITATION EXPENSE":

11 (a) MEANS MONIES THAT ARE SPENT IN THE REHABILITATION OF A CERTIFIED  
12 HISTORIC STRUCTURE PROPERLY CAPITALIZED TO THE BUILDING AND THAT ARE SPENT  
13 WITH RESPECT TO PROPERTY THAT IS EITHER:

14 (i) DEPRECIABLE UNDER THE INTERNAL REVENUE CODE.

15 (ii) HELD FOR SALE BY THE OWNER, OTHER THAN THE PRINCIPAL RESIDENCE OF  
16 THE OWNER.

17 (b) EXCEPT FOR NONPROFIT CORPORATIONS, DOES NOT INCLUDE MONIES THAT  
18 ARE SPENT FROM DIRECT GRANTS FROM FEDERAL, STATE OR LOCAL AGENCIES OR  
19 INSTRUMENTALITIES.

20 6. "REGISTERED HISTORIC DISTRICT" MEANS ANY DISTRICT LISTED IN THE  
21 NATIONAL REGISTER OF HISTORIC PLACES OR ARIZONA REGISTER OF HISTORIC PLACES.

22 7. "SUBSTANTIAL REHABILITATION" MEANS THAT, WITH REGARD TO A CERTIFIED  
23 HISTORIC STRUCTURE, THE QUALIFIED REHABILITATION EXPENSES OF THE CERTIFIED  
24 HISTORIC STRUCTURE DURING A TWENTY-FOUR-MONTH PERIOD CHOSEN BY THE TAXPAYER  
25 ENDING WITH OR WITHIN THE TAXABLE YEAR EXCEED FIFTY PERCENT OF THE ADJUSTED  
26 BASIS IN THE CERTIFIED HISTORIC STRUCTURE AND ITS STRUCTURAL COMPONENTS. IF  
27 THE REHABILITATION IS TO BE DONE IN PHASES SET FORTH IN ARCHITECTURAL PLANS  
28 AND SPECIFICATIONS THAT ARE COMPLETED BEFORE THE REHABILITATION BEGINS, THE  
29 TWENTY-FOUR-MONTH PERIOD IS EXTENDED TO SIXTY MONTHS.

30 Sec. 4. Title 43, chapter 11, article 6, Arizona Revised Statutes, is  
31 amended by adding section 43-1163, to read:

32 43-1163. Credit for historic preservation; definitions

33 A. FOR TAXABLE YEARS BEGINNING FROM AND AFTER DECEMBER 31, 2015  
34 THROUGH DECEMBER 31, 2035, A CREDIT IS ALLOWED AGAINST THE TAXES IMPOSED BY  
35 THIS TITLE FOR QUALIFIED REHABILITATION EXPENSES FOR THE SUBSTANTIAL  
36 REHABILITATION OF A CERTIFIED HISTORIC STRUCTURE ONLY IF THE TAXPAYER HAS A  
37 FINAL CERTIFICATION FROM THE ARIZONA STATE PARKS BOARD ISSUED UNDER SECTION  
38 41-882.

39 B. THE AMOUNT OF THE CREDIT IS EQUAL TO TWENTY PERCENT OF THE  
40 QUALIFIED REHABILITATION EXPENSES.

41 C. THE CREDIT IS ALLOWED FOR THE TAXABLE YEAR THAT THE CERTIFIED  
42 HISTORIC STRUCTURE OR IDENTIFIABLE PORTION OF THE HISTORIC STRUCTURE THAT  
43 MEETS THE SUBSTANTIAL REHABILITATION TEST IS PLACED IN SERVICE.

44 D. TO CLAIM A CREDIT, AN APPLICANT SHALL APPLY TO THE BOARD FOR BOTH  
45 OF THE FOLLOWING:

1           1. AN INITIAL CERTIFICATION ISSUED BY THE BOARD UNDER SECTION 41-882  
2 BEFORE THE CERTIFIED HISTORIC STRUCTURE IS PLACED IN SERVICE.

3           2. A FINAL CERTIFICATION ISSUED BY THE BOARD UNDER SECTION 41-882  
4 AFTER COMPLETION OF THE REHABILITATION WORK. THE FINAL CERTIFICATION SHALL  
5 INCLUDE THE AMOUNT OF THE TAX CREDIT FOR WHICH THE REHABILITATION QUALIFIES.

6           E. THE FINAL CERTIFICATION SHALL BE ATTACHED TO ANY FILED RETURN THAT  
7 CLAIMS A CREDIT UNDER THIS SECTION.

8           F. THE SUBSTANTIAL REHABILITATION OF A HISTORIC STRUCTURE THAT IS  
9 EXEMPT FROM REAL PROPERTY TAX IS INELIGIBLE FOR A TAX CREDIT UNDER THIS  
10 SECTION. IF AN ALREADY-CERTIFIED REHABILITATION OF A HISTORIC STRUCTURE  
11 UNDER SECTION 41-882 BECOMES EXEMPT FROM REAL PROPERTY TAX WITHIN TWENTY-FOUR  
12 MONTHS AFTER FINAL CERTIFICATION BY THE BOARD, THE CLAIMANT'S TAX LIABILITY  
13 FOR THE YEAR THAT THE CERTIFIED HISTORIC STRUCTURE BECOMES EXEMPT IS  
14 INCREASED BY THE TOTAL AMOUNT OF THE CREDIT ACTUALLY USED.

15           G. THE DEPARTMENT MAY REQUEST INFORMATION FROM THE BOARD FOR THE  
16 PURPOSE OF DETERMINING A CLAIMANT'S ELIGIBILITY FOR CREDITS CLAIMED, AND THE  
17 BOARD SHALL PROVIDE THE REQUESTED INFORMATION TO THE EXTENT NOT OTHERWISE  
18 PROHIBITED BY LAW.

19           H. IF THE ALLOWABLE TAX CREDIT EXCEEDS TAXES OTHERWISE DUE UNDER THIS  
20 TITLE ON THE CLAIMANT'S INCOME, OR IF THERE ARE NO TAXES DUE UNDER THIS  
21 TITLE, THE AMOUNT OF THE CLAIM NOT USED TO OFFSET THE TAXES UNDER THIS TITLE  
22 MAY BE CARRIED FORWARD TO THE NEXT TEN CONSECUTIVE TAXABLE YEARS AS A CREDIT  
23 AGAINST SUBSEQUENT YEARS' INCOME TAX LIABILITY.

24           I. CO-OWNERS OF A BUSINESS, INCLUDING CORPORATE PARTNERS IN A  
25 PARTNERSHIP AND MEMBERS OF A LIMITED LIABILITY COMPANY, MAY EACH CLAIM ONLY  
26 THE PRO RATA SHARE OF CREDIT ALLOWED UNDER THIS SECTION BASED ON OWNERSHIP  
27 INTEREST OR THE SHARE OF CREDIT ALLOWED PURSUANT TO AN EXECUTED AGREEMENT  
28 AMONG THE OWNERS, PARTNERS OR MEMBERS DOCUMENTING AN ALTERNATE DISTRIBUTION  
29 METHOD WITHOUT REGARD TO THE SHARING OF OTHER TAX OR ECONOMIC ATTRIBUTES OF  
30 THE BUSINESS. THE TOTAL OF THE CREDITS ALLOWED ALL THE OWNERS, PARTNERS OR  
31 MEMBERS MAY NOT EXCEED THE AMOUNT THAT WOULD HAVE BEEN ALLOWED A SOLE OWNER.

32           J. AN APPLICANT THAT DOES NOT CLAIM THE CREDITS ALLOWED UNDER THIS  
33 SECTION, IN WHOLE OR IN PART, MAY ASSIGN, TRANSFER OR SELL THE TAX CREDITS TO  
34 ANY PERSON, INCLUDING CONDOMINIUM OWNERS IF THE CERTIFIED HISTORIC STRUCTURE  
35 IS CONVERTED INTO CONDOMINIUMS. THE ASSIGNEE, TRANSFEREE OR BUYER OF THE TAX  
36 CREDITS MAY USE THE ACQUIRED CREDITS AGAINST THE TAX IMPOSED BY THIS TITLE  
37 AND MAY CARRY FORWARD THE TAX CREDITS FOR TEN CONSECUTIVE TAXABLE YEARS AFTER  
38 THE DATE THE CERTIFIED HISTORIC STRUCTURE IS PLACED IN SERVICE. THE  
39 ASSIGNOR, TRANSFEROR OR SELLER SHALL NOTIFY THE DEPARTMENT IN WRITING WITHIN  
40 THIRTY DAYS AFTER AN ASSIGNMENT, TRANSFER OR SALE UNDER THIS SUBSECTION AND  
41 SHALL PROVIDE THE DEPARTMENT WITH ANY INFORMATION REQUIRED BY THE DEPARTMENT.

42           K. THE PROCEEDS OF ANY SALE, TRANSFER OR ASSIGNMENT OF TAX CREDITS  
43 RECEIVED BY THE APPLICANT UNDER THIS SECTION ARE EXEMPT FROM THIS TITLE. IF  
44 A TAX CREDIT IS SUBSEQUENTLY RECAPTURED, REVOKED OR ADJUSTED, THE SELLER'S,  
45 TRANSFEROR'S OR ASSIGNOR'S TAXABLE INCOME SHALL BE INCREASED BY THE TOTAL

1 AMOUNT OF THE SALE, TRANSFER OR ASSIGNMENT PROCEEDS IN THE TAXABLE YEAR OF  
2 THE RECAPTURE, REVOCATION OR ADJUSTMENT.

3 L. A TAXPAYER THAT CLAIMS A CREDIT UNDER THIS SECTION MAY NOT CLAIM A  
4 CREDIT UNDER SECTION 43-1075.

5 M. FOR THE PURPOSES OF THIS SECTION:

6 1. "BOARD" MEANS THE ARIZONA STATE PARKS BOARD ESTABLISHED BY SECTION  
7 41-511.

8 2. "CERTIFIED HISTORIC STRUCTURE" MEANS A PROPERTY THAT IS LOCATED IN  
9 THIS STATE AND IS EITHER:

10 (a) LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OF HISTORIC PLACES.

11 (b) LISTED INDIVIDUALLY IN THE ARIZONA REGISTER OF HISTORIC PLACES.

12 (c) LOCATED IN A REGISTERED HISTORIC DISTRICT AND CERTIFIED BY EITHER  
13 THE BOARD OR THE SECRETARY OF THE UNITED STATES DEPARTMENT OF THE INTERIOR AS  
14 BEING OF HISTORIC SIGNIFICANCE TO THE DISTRICT.

15 3. "PLACED IN SERVICE" MEANS THAT THE REHABILITATION WORK HAS BEEN  
16 SUBSTANTIALLY COMPLETED TO ALLOW FOR THE OCCUPANCY OF THE STRUCTURE OR AN  
17 IDENTIFIABLE PART OF THE STRUCTURE, OR THE OWNER HAS BEGUN DEPRECIATING THE  
18 QUALIFIED REHABILITATION EXPENSES, WHICHEVER OCCURS FIRST.

19 4. "PRINCIPAL RESIDENCE" HAS THE SAME MEANING PRESCRIBED IN SECTION  
20 121 OF THE INTERNAL REVENUE CODE.

21 5. "QUALIFIED REHABILITATION EXPENSE":

22 (a) MEANS MONIES SPENT IN THE REHABILITATION OF A CERTIFIED HISTORIC  
23 STRUCTURE PROPERLY CAPITALIZED TO THE BUILDING AND THAT ARE SPENT WITH  
24 RESPECT TO PROPERTY THAT IS EITHER:

25 (i) DEPRECIABLE UNDER THE INTERNAL REVENUE CODE.

26 (ii) HELD FOR SALE BY THE OWNER, OTHER THAN THE PRINCIPAL RESIDENCE OF  
27 THE OWNER.

28 (b) EXCEPT FOR NONPROFIT CORPORATIONS, DOES NOT INCLUDE MONIES THAT  
29 ARE SPENT FROM DIRECT GRANTS FROM FEDERAL, STATE OR LOCAL AGENCIES OR  
30 INSTRUMENTALITIES.

31 6. "REGISTERED HISTORIC DISTRICT" MEANS ANY DISTRICT LISTED IN THE  
32 NATIONAL REGISTER OF HISTORIC PLACES OR ARIZONA REGISTER OF HISTORIC PLACES.

33 7. "SUBSTANTIAL REHABILITATION" MEANS THAT, WITH REGARD TO A CERTIFIED  
34 HISTORIC STRUCTURE, THE QUALIFIED REHABILITATION EXPENSES OF THE CERTIFIED  
35 HISTORIC STRUCTURE DURING A TWENTY-FOUR-MONTH PERIOD CHOSEN BY THE TAXPAYER  
36 ENDING WITH OR WITHIN THE TAXABLE YEAR EXCEED FIFTY PERCENT OF THE ADJUSTED  
37 BASIS IN THE CERTIFIED HISTORIC STRUCTURE AND ITS STRUCTURAL COMPONENTS. IF  
38 THE REHABILITATION IS TO BE DONE IN PHASES SET FORTH IN ARCHITECTURAL PLANS  
39 AND SPECIFICATIONS THAT ARE COMPLETED BEFORE THE REHABILITATION BEGINS, THE  
40 TWENTY-FOUR-MONTH PERIOD IS EXTENDED TO SIXTY MONTHS.

41 Sec. 5. Purpose

42 Pursuant to section 43-223, Arizona Revised Statutes, the legislature  
43 enacts sections 43-1075 and 43-1163, Arizona Revised Statutes, to create  
44 economic incentives for the purpose of stimulating the redevelopment and  
45 reuse of historic structures in this state.



## Agenda Item 8

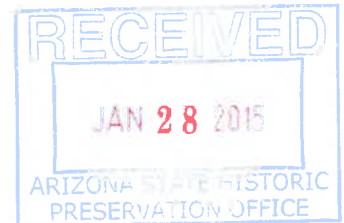
City of Tempe  
P. O. Box 5002  
31 East Fifth Street  
Tempe, AZ 85280  
480-350-8028  
www.tempe.gov



Community Development Department

Mr. Bob Frankeberger, AIA  
Architect / CLG Coordinator  
State Historic Preservation Office  
Arizona State Parks  
1300 W. Washington Street  
Phoenix, AZ 85007


January 27, 2015



Dear Bob:

The City of Tempe Historic Preservation Office ("HPO") and Historic Preservation Commission ("HPC") (per a unanimous vote at the December 11<sup>th</sup>, 2014 meeting) support the installation of an interior floor-to-floor wheelchair lift between the first and second floors of the historic Eisendrath House. Said lift will make the second floor of the building accessible to all without compromising the building's irregular, Pueblo Revival-style massing or necessitating two openings in the historic adobe walls of the home, as would be the case should access between the first and second stories be made available via installation of an exterior elevator tower. Tempe HPO and HPC seek your concurrence in this matter.

Respectfully,



John Larsen Southard, MA  
Tempe Historic Preservation Officer

I concur with the Tempe HPO and HPC support of an interior, floor-to-floor wheelchair lift – as opposed to the construction of an exterior elevator tower – to allow for access between the first and second floors of the historic Eisendrath House.



Bob Frankeberger, AIA  
Architect / CLG Coordinator  
Arizona State Historic Preservation Office

28 JAN 2015

Date



**EXHIBIT "A"**

LEGAL DESCRIPTION FOR THE EXISTING HISTORICAL MONTI'S LA CASA VIEJA being a portion of the West half of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at an aluminum cap marking the West quarter of said Section 15 which bears North 00 degrees 02 minutes 59 seconds West a distance 2639.78' (twenty six hundred thirty nine and seventy eight hundredths feet) from a cut "X" marking the southwest corner of said Section 15.

Thence North 89 degrees 33 minutes 13 seconds East, a distance of 901.09' (nine hundred one and nine hundredths feet) to a point on the southwest corner of said historical building, said point also being THE TRUE POINT OF BEGINNING.

Thence North 00 degrees 24 minutes 05 seconds East along the west wall of said historical building a distance of 76.83' (seventy six and eighty three hundredths feet) to a point on the northwest corner of said historical building.

Thence South 89 degrees 59 minutes 11 seconds East along the north wall of said historical building, a distance of 131.98' (one hundred thirty one and ninety eight hundredths feet) to a point on the northeast corner of said historical building.

Thence South 00 degrees 28 minutes 00 seconds West along the east wall of said historical building, a distance of 77.12' (seventy seven and twelve hundredths feet) to a point on the southeast corner of said historical building.

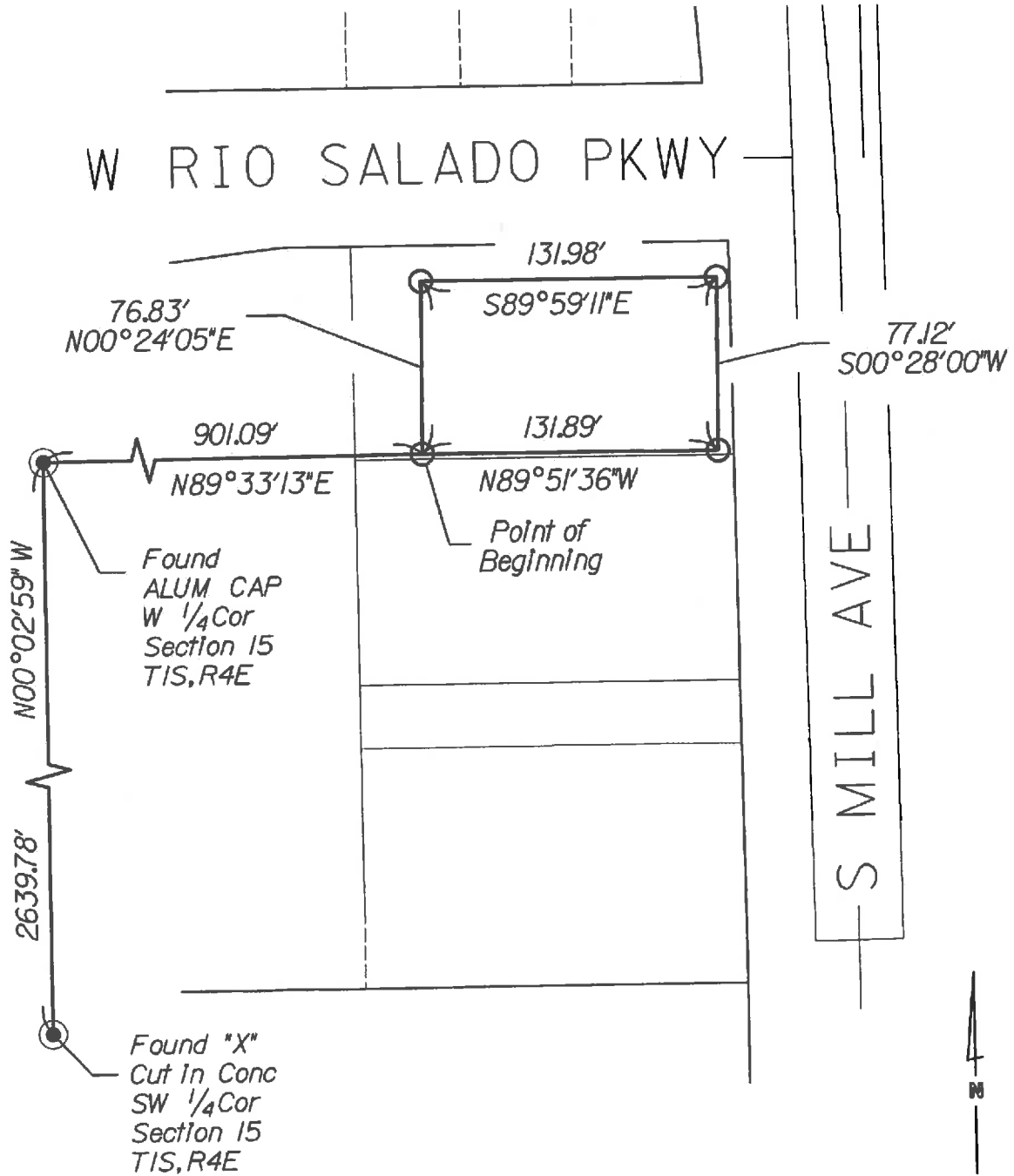
Thence North 89 degrees 51 minutes 36 seconds West along the south line of said historical building, a distance of 131.89' (one hundred thirty nine and eighty nine hundredths feet) to the TRUE POINT OF BEGINNING.

Containing 0.233 Acres or 10,155 square feet, more or less.



EXPIRES 6-30-15

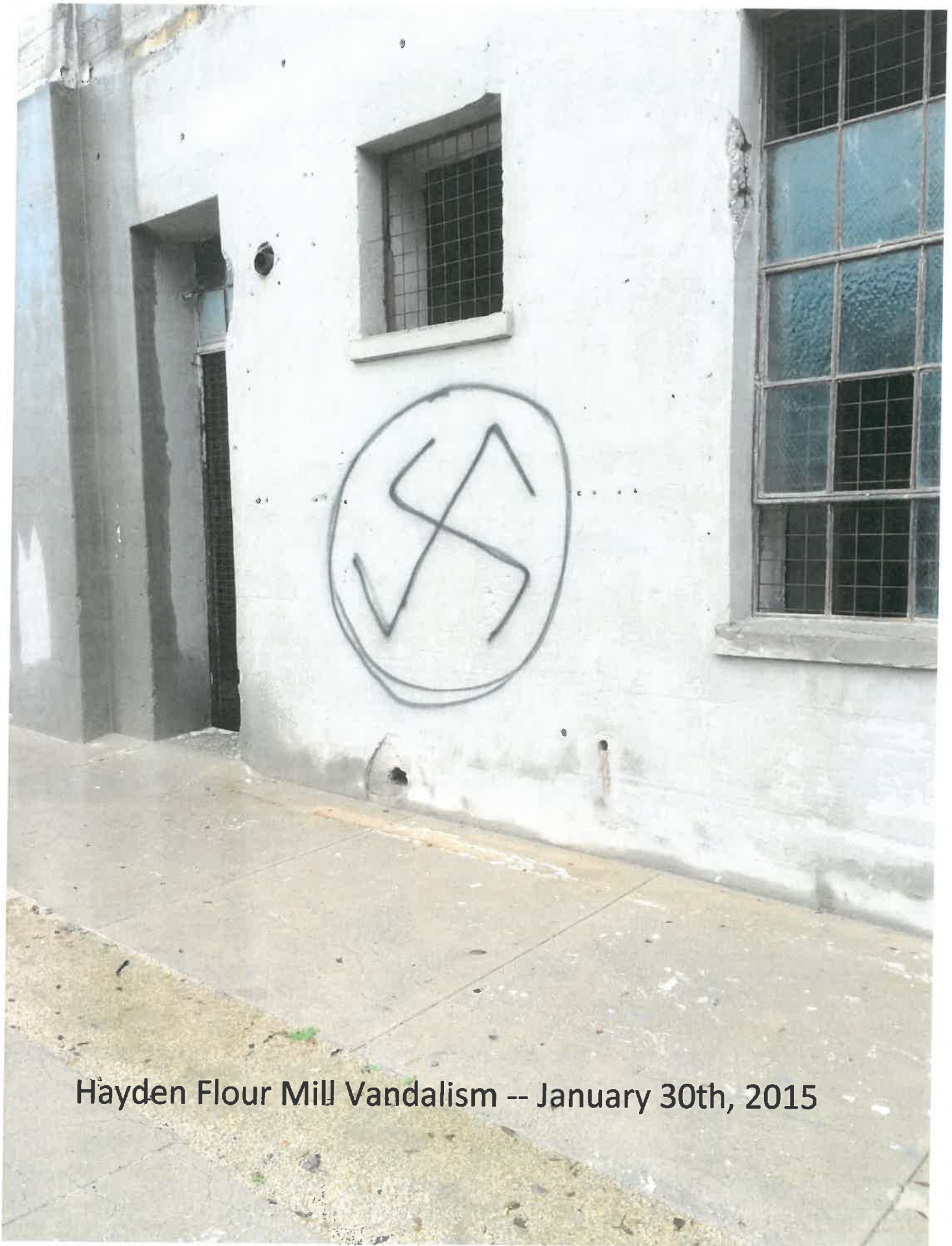
EXHIBIT "A-1"



Not to Scale







Hayden Flour Mill Vandalism -- January 30th, 2015



**Southard, John**

---

**To:** sferland@azdot.gov  
**Subject:** Tempe HPO Letter of Concurrence  
**Attachments:** SGLEDSColor15020515590.pdf

Sara-

Good afternoon.

Attached, please find a signed letter of concurrence for the SR101 General Purpose Lanes project (Federal Aid No.: NH-101-B(209)T; ADOT TRACS No.: 101L MA 051 H6873 01L). Should you need anything else, please do not hesitate to call or e-mail.

Best regards,

John

**JOHN LARSEN SOUTHARD, MA**  
**SENIOR PLANNER**  
**HISTORIC PRESERVATION OFFICER**



(480) 350-8870



U.S. Department  
of Transportation  
**Federal Highway  
Administration**

**ARIZONA DIVISION**

4000 North Central Avenue  
Suite 1500  
Phoenix, Arizona 85012-3500  
Phone: (602) 379-3646  
Fax: (602) 382-8998  
<http://www.fhwa.dot.gov/azdiv/index.htm>

January 29, 2015

In Reply Refer To:

NH-101-B(209)T  
TRACS No. 101L MA 051 H6873 01L  
Price Freeway (SR 1010L), Baseline Road to SR 202L, Santan, General Purpose Lanes  
Initial Section 106 Consultation  
"No adverse effect"

**JOHN SOUTHARD**  
Mr. ~~Joe Nucci~~, Historic Preservation Officer  
City of Tempe  
P.O. Box 5002  
Tempe, Arizona 85280

Dear Mr. ~~Nucci~~ **SOUTHARD**

The Federal Highway Administration (FHWA) and the Arizona Department of Transportation (ADOT) are planning to construct new general-purpose lanes (GPL) along State Route 101L (SR 101L) between milepost (MP) 55.1 and MP 61.5 in the Cities of Tempe, Mesa, and Chandler, Maricopa County. Project activities would occur within Section 36 of Township 1 North, Range 4 East; Section 31 of Township 1 North, Range 5 East; Sections 1, 12, 13, 24, 25, and 36 of Township 1 North, Range 4 East; and Sections 6, 7, 18, 19, 30, and 31 of Township 1 North, Range 5 East (Gila and Salt River Base Line and Meridian). As this project would employ federal funds, it is considered an undertaking subject to Section 106 review. The project would occur within ADOT-owned right-of-way (ROW) across private land. Consulting parties for this project include FHWA, ADOT, the State Historic Preservation Office (SHPO), the City of Tempe (COT), the City of Mesa (COM), the Ak-Chin Indian Community (ACIC), the Fort McDowell Yavapai Nation (FMYN), the Hopi Tribe, the Pascua Yaqui Tribe (PYT), the Gila River Indian Community (GRIC), the Salt River Pima-Maricopa Indian Community (SRPMIC), the Tonto Apache Tribe (TAT), the Tohono O'odham Nation (TON), the White Mountain Apache Tribe (WMAT), and the Yavapai-Apache Nation (YAN).

This project will provide one additional GPL in each direction of travel on SR 101L between Baseline Road and Frye Road. The project scope of work includes:

- Constructing one GPL to the outside of the existing travel lanes in both directions of travel between Baseline Road and Frye Road
- Widening the overpass at Chandler Boulevard
- Modifying or reconstructing retaining walls, as needed
- Construction a new noise barrier approximately between MP 55.5 and MP 56.5
- Connecting new catch basins to the existing on-site drainage system trunk lines, laterals, and channels

Traffic on SR 101L will be maintained throughout construction. Road closures and detour routes for the widening of the structure over Chandler Boulevard or other construction activities will be determined during final design.

The area of potential effects (APE) is defined as the SR 101L right-of-way between MP 55.1 and 61.5 plus a 10-to-15-foot temporary construction easement (TCE) between MP 55.5 and 56.5. Project location maps are enclosed to assist you in your review. The TCE would be on privately owned land and is anticipated for the construction of the new noise barrier, which will be located between MP 55.5 and 56.5 within the existing ROW.

The APE was previously surveyed for cultural resources, and testing and data recovery investigations have occurred. The area for the TCE was covered by the Bruder and Rogge 1986 survey. Following is a summary of the reports:

Author/ Year	Report Title	APE MPs	Earliest Known Consultation
Bruder & Rogge 1986	<i>Cultural Resources Technical Report for the Price Expressway (Dames &amp; Moore)</i>	MP 55.1–61.5	SHPO concurrence; August 22, 2002 (Jacobs [SHPO] to Neustadt [ADOT])
Punzmann et al. 1993	<i>Results of Testing in Eight Parcels and of Documentary Research of the Thude House, South Price Expressway, Tempe and Chandler, Maricopa County (ACS)</i>	MP 55.1–60	SHPO concurrence; July 13, 1993 (Gasser [SHPO] to Rosenberg [ADOT])
Anderson 1990	<i>Western Canal: Photographs, Written Historical and Descriptive Data, Reduced Copies of Drawings (Historic American Engineering Record AZ-22)</i>	MP 56.5	SHPO concurrence; April 19, 1993 (Gasser [SHPO] to Rosenberg [ADOT])
Hoffman 1991	<i>Archaeological Investigations at AZ U:9:93 (ASM): A Classic Period Canal and Agricultural Site in Tempe, Maricopa County, Arizona (ARS)</i>	MP 56	SHPO concurrence; May 15, 2007 (Jacobs [SHPO] to Mallery [ADOT])
Allen et al. 1992	<i>Results of Testing in Two Portions of the South Price Expressway, Chandler, Maricopa County (ACS)</i>	MP 59–61.5	SHPO concurrence; July 13, 1993 (Gasser [SHPO] to Rosenberg [ADOT])
Potter 1994	<i>Data Recovery Procedures and Results for AZ U:9:112(ASM), South Price Expressway, Chandler, Maricopa County, Arizona (ACS)</i>	MP 59–61.5	SHPO concurrence; August 3, 1994 (Johnson [SHPO] to Rosenberg [ADOT])

Five archaeological sites and one historic canal have been documented in the APE. Following is a summary of the cultural resources in the APE:

ASM Site No.	Determined Eligibility	Excavated?	Site Type	Land Ownership	Author/Year	Site Avoidance Measures
AZ U:9:93	Eligible	Yes	Prehistoric agricultural site w/ a roasting pit and two canals	Private, ADOT	Hoffman 1991	None
AZ T:12:154, Western Canal	Eligible	HAER document	Historic canal	Reclamation	Anderson 1990	None
AZ U:9:123	Eligible	Yes	Thude House	Private, ADOT	Punzmann et al. 1993	None
AZ U:9:112	Eligible	Yes	Prehistoric canal, field house, & occupation surfaces	Private, ADOT	Allen et al. 1992; Potter 1994	None
AZ U:9:120	Information potential exhausted	Yes	Prehistoric canal segment	Private, ADOT	Punzmann et al. 1993	None

AZ U:9:121	Information potential exhausted	Yes	10 prehistoric and historic canal exposures	Private, ADOT	Punzmann et al. 1993	None
------------	---------------------------------	-----	---	---------------	----------------------	------

Testing and/or data recovery excavations have been conducted on the portions of the archaeological sites located within the APE. With the exception of the area around Chandler Boulevard, SR 101L is depressed. In the area near Chandler Boulevard the roadway is almost at the same level and slightly elevated above the surrounding properties, with the roadway going under SR 101L. Once passed Chandler Boulevard SR 101L becomes depressed again. Widening through most of the corridor would require cutting the slopes back and installing retaining walls. The slopes along SR 101L are not native soils; the soils were removed and replaced during construction of the highway. Therefore, no additional investigations are required prior to constructing the additional GPLs.

Historic American Engineering Record documentation has been completed on the historic canal. SR 101L is spanned by the Western Canal; the proposed construction would have no impact on the canal. No additional documentation or investigation of the canal is required prior to construction of the additional GPLs.

Based upon the above information, FHWA recommends that a finding of "no adverse effect" is appropriate for this project. Please review the information provided in this letter and the enclosed maps. If you find the information adequate and agree with FHWA's finding of project effect, please indicate your concurrence by signing below. If you have any questions or concerns, please feel free to contact ADOT Historic Preservation Specialist Sara Ferland at (602) 712-6371 or email [sferland@azdot.gov](mailto:sferland@azdot.gov).

Sincerely yours,



Karla S. Petty  
Division Administrator



Signature for COT Concurrence  
NH-101-B(209)T

Date

02.04.2015

Enclosures



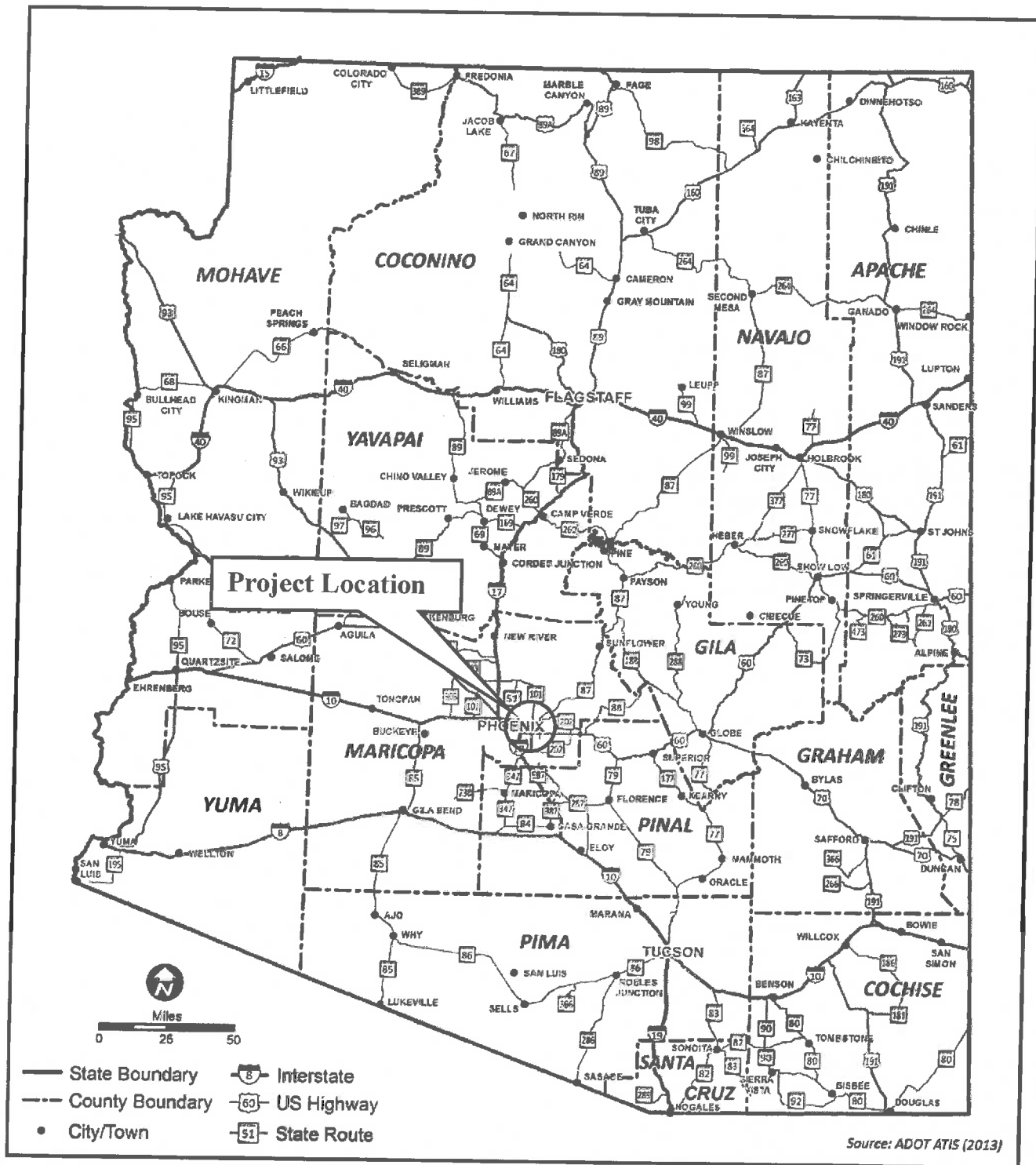


Figure 1. State Location Map

Federal Aid No.: NH-101-B(209)T

ADOT TRACS No.: 101L MA 051 H6873 01L

Project Name: Price Freeway (SR 1010L), Baseline Road to SR 202L, Santan, General Purpose Lanes

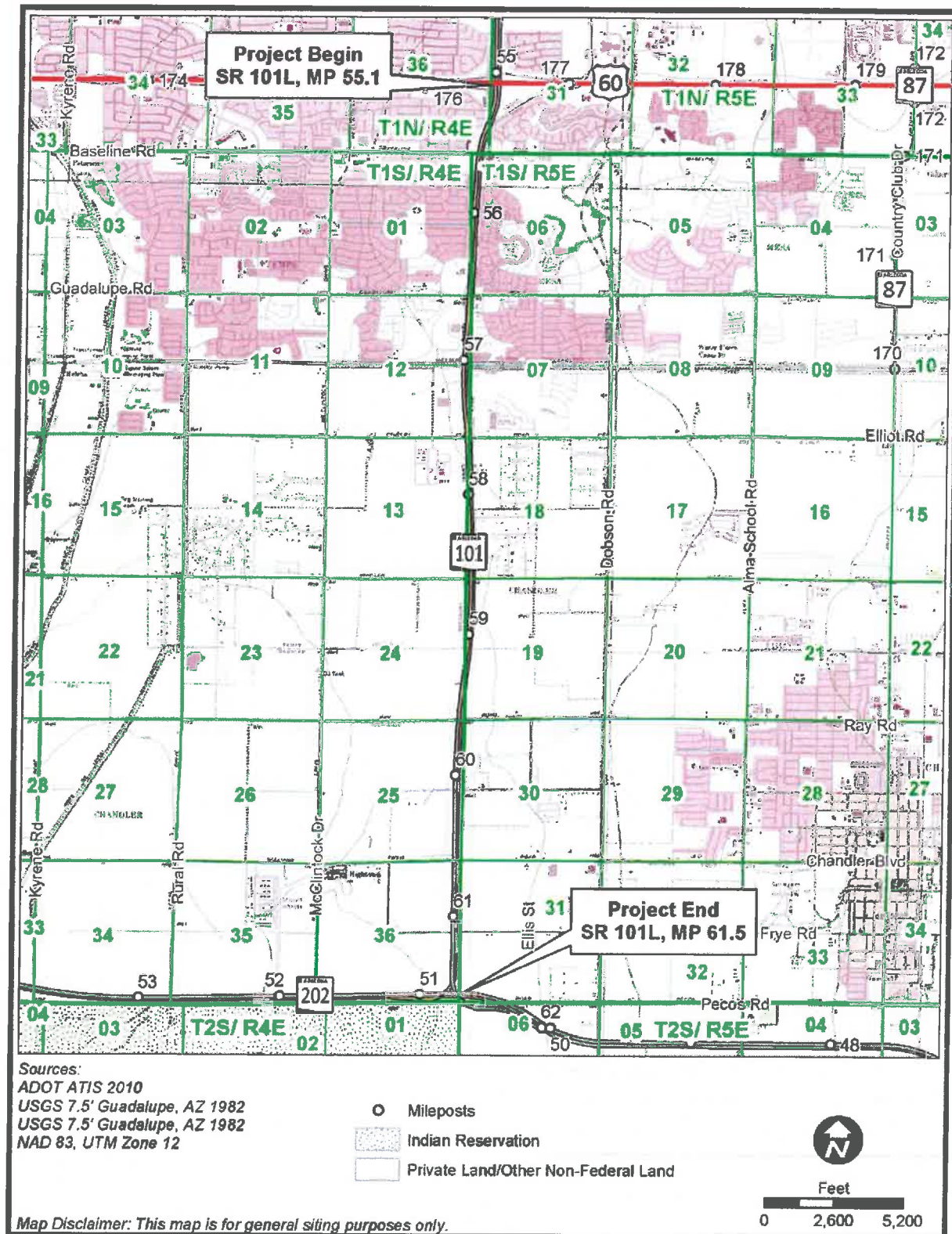


Figure 2. Topographic Map of Project Area

Federal Aid No.: NH-101-B(209)T

ADOT TRACS No.: 101L MA 051 H6873 01L

Project Name: Price Freeway (SR 1010L), Baseline Road to SR 202L, Santan, General Purpose Lanes



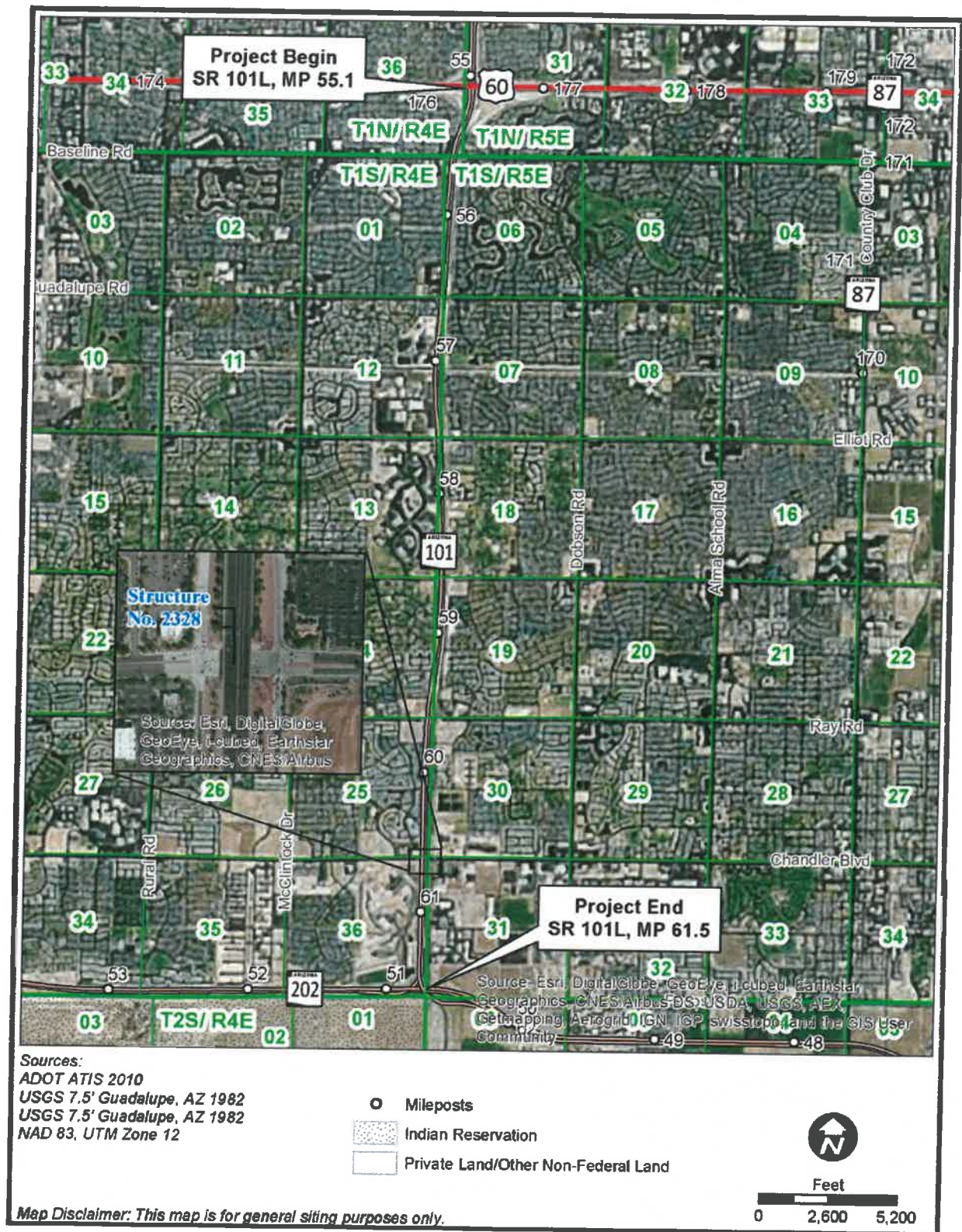


Figure 3. Orthographic Map of Project Area  
 Federal Aid No.: NH-101-B(209)T  
 ADOT TRACS No.: 101L MA 051 H6873 01L  
 Project Name: Price Freeway (SR 1010L), Baseline Road to SR 202L, Santan, General Purpose Lanes



January 30, 2015

Mr. Joseph Nucci  
Historic Preservation Commission  
City of Tempe  
P.O. Box 5002  
Tempe, Arizona 85280

RE: Request for Agency Scoping Comments and Meeting Invitation  
Interstate 10/Interstate 17 Spine Corridor Master Plan

Dear Mr. Nucci:

The Maricopa Association of Governments (MAG), in association with the Arizona Department of Transportation (ADOT) and Federal Highway Administration (FHWA), have entered into a partnership establishing a Corridor Master Plan to determine, plan, and implement Regional Transportation Plan (RTP) improvements to Interstates 10 (I-10) and 17 (I-17) and parallel arterial corridors in the Phoenix Metropolitan area (Figure 1 – State Map and Figure 2 – Study Area Map). The study corridor has been named the “Spine” because it serves as the backbone for transportation in the metropolitan Phoenix area. This letter is a request for comments, concerns, or issues relevant to the study to comply with the scoping requirements of the National Environmental Policy Act (NEPA).

We invite you or a representative of your agency to participate in an agency scoping meeting on **Monday, February 23, 2015** from 2:00 p.m. to 5:00 p.m. at MAG, 302 North 1st Avenue, Second floor, Saguaro Room, Phoenix, Arizona. Validated parking is available in the garage under the MAG building, accessed from First Avenue. At the meeting, team representatives will describe the study history; provide an overview of the Corridor Master Plan process, schedule, deliverables, and status; discuss the Planning and Environment Linkages (PEL) process and future NEPA actions; and provide an opportunity for agency input and involvement.

ADOT, in conjunction with FHWA, is tasked with maintaining roadways and the movement of vehicles throughout Arizona. Interstate 10 and I-17 are major transportation facilities through Arizona, Maricopa County, and within the metropolitan Phoenix area. As such, these roadways and other components of the transportation system are evaluated in their ability to effectively move people, goods, and services throughout the region. The operation of the corridor affects all other freeway corridors feeding the Spine, as well as the Valley’s arterial street system.

The purpose of this study is to investigate long-term options to improve travel mobility and address projected travel demand on I-10 and I-17. The Spine Corridor Master Plan will provide guidance in establishing a project or group of projects contributing to and meeting a regional vision for I-10 and I-17. As part of this study, a PEL process is underway to integrate environmental, community, and economic goals into the transportation planning process.

The corridor begins at the I-10/State Route 202 Loop (SR-202L) Pecos Stack in the south part of Phoenix, extends north/west on I-10 to the I-10/I-17 Split, then north on I-17 to the I-17/SR-101L North Stack. The total length of the corridor is 35 miles and the study was delineated to include all major transportation routes that could reasonably be considered alternatives to I-10 and I-17. The study area covers portions of the cities of Chandler, Tempe and Phoenix, the Town of Guadalupe, and Maricopa County (Figure 2). Within the study limits, most land is privately owned. Land uses within the study area are mixed and include the existing transportation corridor, residential development, commercial development, institutional uses such as schools, undeveloped lands, utility lines, roads and streets, and recreational features.

A Voluntary Association of Local Governments in the Maricopa Region

City of Apache Junction ▲ Arizona Department of Transportation ▲ City of Avondale ▲ City of Buckeye ▲ Town of Carefree ▲ Town of Cave Creek ▲ City of Chandler ▲ Citizens Transportation Oversight Committee  
City of El Mirage ▲ Town of Florence ▲ Fort McDowell Yavapai Nation ▲ Town of Fountain Hills ▲ Town of Gila Bend ▲ Gila River Indian Community ▲ Town of Gilbert ▲ City of Glendale ▲ City of Goodyear  
Town of Guadalupe ▲ City of Litchfield Park ▲ City of Maricopa ▲ Maricopa County ▲ City of Mesa ▲ Town of Paradise Valley ▲ City of Peoria ▲ City of Phoenix ▲ Pinal County ▲ Town of Queen Creek  
Salt River Pima-Maricopa Indian Community ▲ City of Scottsdale ▲ City of Surprise ▲ City of Tempe ▲ City of Tolleson ▲ Town of Wickenburg ▲ Town of Youngtown



Mr. Nucci

Interstate 10/Interstate 17 Spine Corridor Master Plan

Page 2

This letter serves as MAG's invitation to identify any specific concerns, suggestions or recommendations your agency has pertaining to this specific study. Your input is critical to the process. This may include information on future development, general plans, or capital improvement projects that could be affected, as well as any ideas/solutions to consider.

Please identify any issues or concerns you have regarding this study and mail them to the Maricopa Association of Governments, c/o Bob Hazlett, 302 N. 1<sup>st</sup> Avenue, Suite 300, Phoenix, AZ 85003, by e-mail at [BHazlett@azmag.gov](mailto:BHazlett@azmag.gov), or by fax at (602) 254-6490. We would appreciate receipt of your comments by **Wednesday, March 18, 2015**. Additional details regarding can be found on the study website: [spine.azmag.gov](http://spine.azmag.gov). Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Hazlett", with a stylized flourish at the end.

Robert C. Hazlett, P.E.  
Senior Engineering Manager  
RH:jh

Enclosures:    Figure 1 – State Map  
                    Figure 2 – Study Area Map  
                    Figure 3 – Study Process Diagram  
                    Figure 4 – Study Schedule



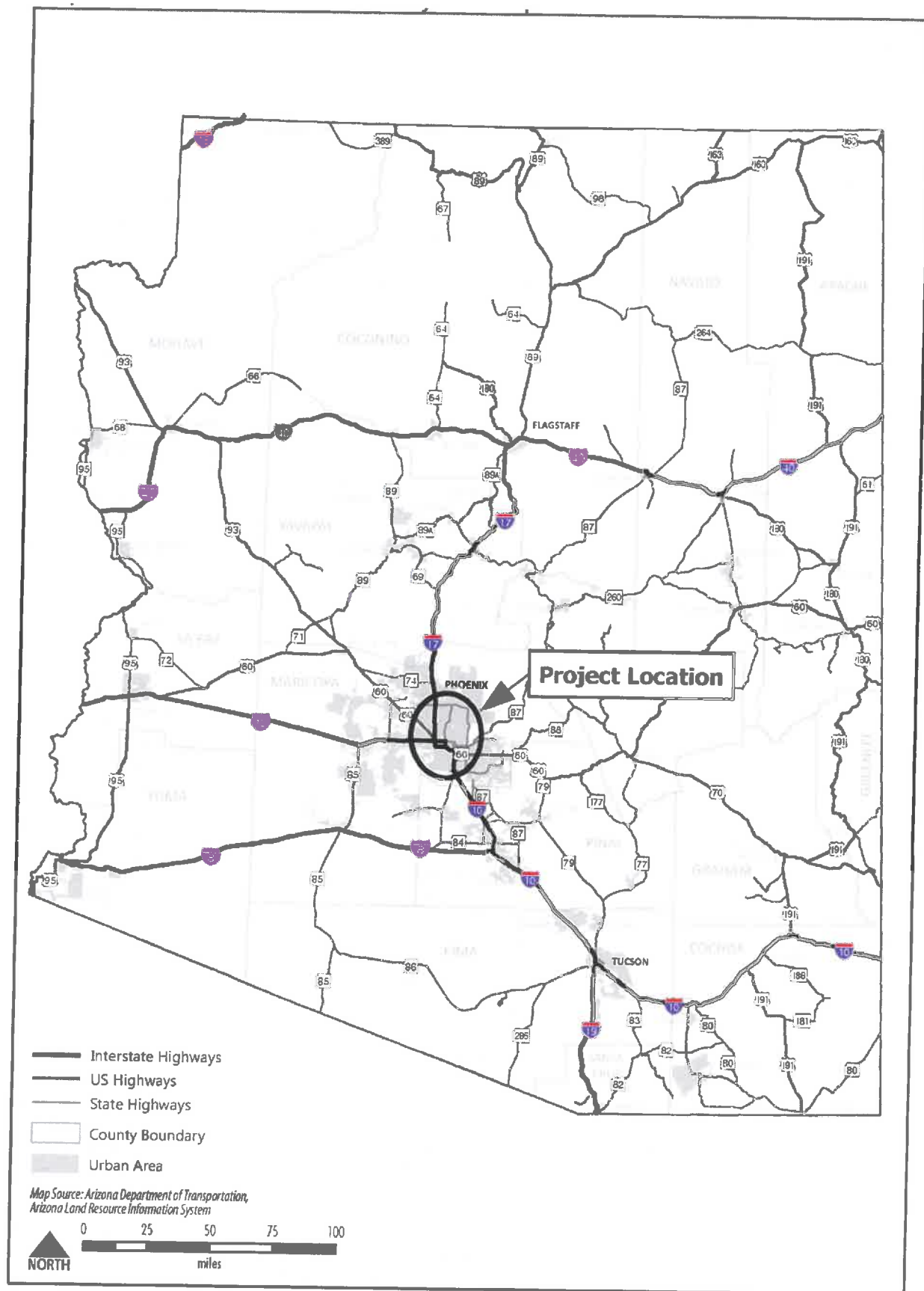
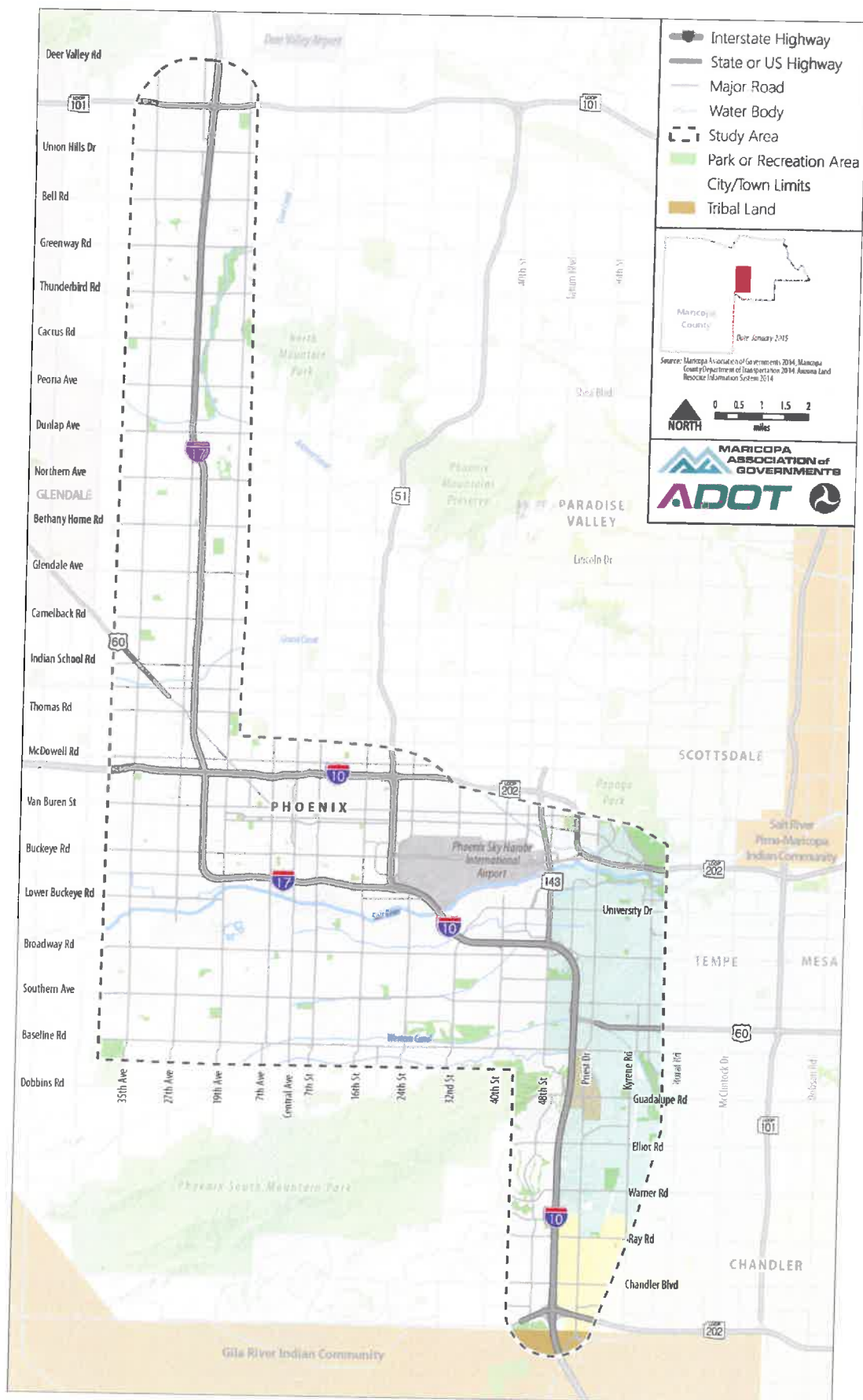


Figure 1 – State Map



**Figure 2 – Study Area Map**

# Corridor Master Plan Overview



**We are Here**

## Initiate Project

- Project Management Plan
- Public Involvement Plan
- Controlling Design Criteria and Design Exception/Variance Procedures.

## Conduct Corridor Needs Assessment

- Existing Conditions
- PEL Checklist Part 1
- Future Conditions (No-Build)
- Agency and Public Outreach – Round 1
- Purpose and Need

## Develop Corridor Alternatives Screening

- Alternatives Workshop
- Categorize Alternatives
- Tier 1 Qualitative Screening
- Tier 2 Quantitative Screening
- System Bundles
- Tier 3 Quantitative Screening (Bundles)
- Agency and Public Outreach – Round 2
- Select Recommended Alternative

## Establish Corridor Master Plan

- Completed PEL
- Priority Resource Impacts Evaluation
- Mitigation Strategy
- Implementation Plan
- Design Exceptions
- Incorporate into MAG Policies
- Purpose and Need guidance for future projects

**DECEMBER  
2016**



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Figure 3 – Study Process Diagram



Figure 4 – Study Schedule



**WHEN RECORDED RETURN TO:**

City of Tempe  
Historic Preservation Office  
21 E. 6<sup>th</sup> Street, #208  
Post Office Box 5002  
Tempe, AZ. 85280

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by

Joseph G. Lopez Martinez - Nucci  
\_\_\_\_\_  
(Owner/s)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. \_\_\_\_\_ to the City requesting that the City approve the following:

- ☐ GENERAL PLAN AMENDMENT
- ☐ ZONING MAP AMENDMENT
- ☐ PAD OVERLAY
- ☒ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- ☐ USE PERMIT
- ☐ VARIANCE
- ☐ DEVELOPMENT PLAN REVIEW
- ☐ SUBDIVISION PLAT/CONDOMINIUM PLAT
- ☐ OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 132-45-9506

1220 S Maple Ave  
\_\_\_\_\_

(Legal Description and Address)



By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 3 day of Feb, 20 15

Joseph G Nucci

Joseph G Nucci

(Signature of Owner)

(Printed Name)

Lupe Martinez-Nucci

Lupe Martinez-Nucci

(Signature of Owner)

(Printed Name)

State of Arizona

)

County of Maricopa

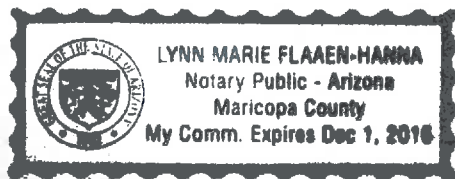
)

ss

SUBSCRIBED AND SWORN to before me this 3rd day of February, 20 15 by

Joseph G Nucci

Lupe Martinez-Nucci



(Notary Stamp)

Lynn Marie Flaaen-Hanna

(Signature of Notary)





**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Date Palm Manor Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 5-137 W Palmcroft Drive, 32-121 W Palmdale Drive, 2019-2025 S Dateland Drive, 2015-2030 S Dromedary Dr, and 2024-2106 S Mill Avenue

City or town: Tempe State: AZ County: Maricopa

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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County and State

---

#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

---

Signature of the Keeper

Date of Action

---

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only one box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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County and State \_\_\_\_\_

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>33</u>	<u>4</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>33</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic—single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic—single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement—Ranch Style

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: brick, concrete block

## Summary Paragraph

The Date Palm Manor Historic District is a residential subdivision located one mile south of downtown Tempe. The 11.9-acre neighborhood is laid out along four streets—Dateland, Palmcroft, Dromedary, and Palmdale Drives—in a curvilinear rectangle. The Date Palm Manor Historic District has 37 properties, including 36 single-family houses and one small multi-family apartment block. Thirty-six of the properties were built 1954–1962, and one house was built on the last remaining lot in 1975. The neighborhood has a unique characteristic setting created by rows of date palm trees spread across the front and back yards of nearly all of the lots, preserving the feeling of the commercial date grove that originally occupied the site and inspired the name of the subdivision. The properties of the Date Palm Manor Historic District reflect the high style of large custom-built Ranch style houses with a variety of decorative treatments and unique designs that set it apart from the typical tract home developments of the period. All houses are on large lots with grass lawns and mature trees. The Date Palm Manor Historic District and its resources are in very good condition and have a high level of architectural integrity. The streetscape reflects the character and appearance of the neighborhood as it was in 1962.

## Narrative Description

The Date Palm Manor Historic District is the best example of an exclusive custom home development in Tempe in the 1950s. It has 36 single-family houses and one small multi-family apartment block. Thirty-five houses were built 1954–1962. An isolated house in the southeast corner of the subdivision facing outward toward Mill Avenue was built in 1975. The apartment block, built in 1960, also faces onto Mill Avenue. The neighborhood has a high level of integrity in both architecture and landscaped environment; it conveys a strong sense of the period in which it was established and has a distinctive character that sets it apart from surrounding areas.

The development of the subdivision reflects the neighborhood design that was laid out in the 1954 Date Palm Manor Amended plat. Only two streets provide access into the neighborhood. The four interior streets frame a small rectangular block in the middle of the subdivision, but the streets have broad rounded corners which creates a curvilinear effect. Typical lots are 8,000–

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10,000 sq ft. Two large houses were built on 2-lot parcels. Houses are quite large for the period, with an average size of 1,900 sq ft, which is 32% larger than the average size of homes built in Tempe in the late 1950s. They are about 60–120 ft wide. Spacing between houses varies from 5–20 ft. Houses are uniformly set in a line, but due to the curving street edges, setbacks ranges from 35–50 ft from the street. Carports or garages are often on the side of the house, while some were built at the rear of lot and are accessed from the alley. Because houses were large as built, most are relatively unchanged since the time of their construction. Some houses have large room additions, which were generally placed on the backs of the houses. The streets of Date Palm Manor Historic District were paved when the first houses were built in 1954. Continuous rolled curbs and sidewalks were also installed at that time. Driveways are concrete slab, and most houses have a concrete walk leading to the front entry. Alleys run across the rear of all lots. Most properties have cinderblock fences of about 5–6 ft in height around the back yard.

Date Palm Manor is one of the earliest Tempe subdivisions that was never served by a residential irrigation system; however, nearly all properties maintain the popular landscape style of Tempe in the 1950s with continuous uniform expanses of grass lawns and mature trees. Tree and shrub varieties that are present include mulberry, African sumac, orange, boxwood, juniper, mesquite, palo verde, and olive. However, the most striking elements of the neighborhood setting are the date palm trees (*Phoenix dactylifera*) that extend in continuous rows through the front and back yards of nearly all properties in the neighborhood. They are remnants of the Valsunda Date Gardens, a 15-acre commercial date grove that was established south of Tempe in 1923. The trees were thinned considerably to allow room for houses, streets and yards, but with only a few gaps in the rows at the edges of the neighborhood, they convey a continuous and uniform rhythm of mature palm trees looking down any street or at any individual house. This unique vista sets Date Palm Manor Historic District apart from all other subdivisions of the period. The City of Tempe, in cooperation with the Native Seed Search/Arizona Regis-TREE, Register of Big Trees, Arizona Forestry Council, and the Arboretum at Arizona State University recognize Date Palm Manor as an Arizona Historic Tree District.

The most recent addition to the Date Palm Manor Historic District is a series of public art elements by John Randall Nelson. *Chasing Zoe* (1998), *I am* (2001), and *I am Annex* (2012), whimsical figures in metal and ceramic tile, decorate the entries and the exterior walls of the neighborhood. These features are visible to the busy traffic on Mill Avenue and Broadway Road and do not detract from the historic feeling and setting of the neighborhood.

The neighborhood plan laid out in the Date Palm Manor Amended plat included large outward-facing lots intended as buffers for the neighborhood. This nomination for the Date Palm Manor Historic District includes all of the Date Palm Manor subdivision except the north 90 feet, thereby excluding lots 1–8, where multi-family units were built facing Broadway Road, 1956–1960. A 2-acre commercial parcel on the southwest corner of Mill Avenue and Broadway Road was excluded from the 1954 subdivision plat. The 37 lots in Date Palm Manor Historic District include 35 parcels zoned R1–6 (Single-Family Residential) and two properties, a single-family house and a four-unit apartment block (Inventory Nos. 18 and 19), zoned R3 (Multi-Family Residential).

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### Architectural Style

The homes in the Date Palm Manor Historic District provide outstanding examples of all of the types of designs, building materials, and ornamentation associated with the Ranch style in the 1950s. However, unlike the typical tract home neighborhoods with a few standardized models, each custom-built house in Date Palm Manor has its own unique design and fine detailing, creating an eclectic showcase of mid-century residential architecture. The houses are large, with an average size of 1,900 sq ft, and originally sold for twice as much as other homes in Tempe. In addition to Ranch houses, there is one Contemporary house and one Split-Level house. All houses have the basic characteristics of the Ranch house—an elongated façade, concrete slab foundation, steel casement windows, and asphalt shingle roofs—but there is great diversity in materials and treatments. The primary building material is concrete block (29 properties), with seven of brick and one wood frame house. Exterior walls are often of more than one material; many concrete block houses have brick, wood, metal and stone elements. Wood paneling and gable ends usually exhibit very high level of craftsmanship not generally seen in typical homes of the period. Plan and roof type also vary greatly. Some houses have the common elongated rectilinear or L-shaped plan with side gable or intersecting gable roof. As some houses are quite large, there are often additional wings extending to the rear, creating an H-shaped or irregular plan with a more complex multiple-hip roof. Most houses are longer than the typical Ranch house and roofs tend to be extremely low pitched, emphasizing the low horizontal lines of the style. Some houses with slightly irregular plans have multiple planes on the façade. Porches are generally either a broad extended eave over the entry or deeply recessed under the main roof.

### Summary of Character-Defining Features

Character-defining features of the Date Palm Manor Historic District include:

- Large houses on relatively large lots
- Architectural style is predominantly Ranch, with examples of Contemporary and Split-Level styles.
- Great diversity in plan, roof type, building materials, and ornamentation
- High quality of craftsmanship in construction
- Grass lawns and mature trees and shrubs
- Uniform rows of date palm trees running across almost all lots

Determinants of non-contributing status include:

- Front addition covering part of the original façade and protruding into the historic setback
- Stucco over original exterior wall with inappropriate carport infill additions

Of the 37 properties located in the Date Palm Manor Historic District, 33 properties (89%) are identified as contributors to the district, while 4 properties (11%) are identified as non-contributing. However, two of the non-contributing properties face outward toward Mill Avenue and are not accessible or visible from within the neighborhood, leaving only two non-contributing properties that are a part of the neighborhood streetscape.



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# INVENTORY LIST OF CONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
1	Gerhard Lavold House	100 W Palmdale Dr	Ranch	1955
2	Cyr-Evans House	110 W Palmdale Dr	Ranch	1955
3	Burton-Owens House	116 W Palmdale Dr	Ranch	1955
4	Agnew-Cyr House	120 W Palmdale Dr	Ranch	1953
5	Coonrod-Weller House	2018 S Dromedary Dr	Ranch	1955
6	Marion M. Weary House	2030 S Dromedary Dr	Ranch	1962
7	Paul Hubbard House	137 W Palmcroft Dr	Ranch	1956
8	Catherine G. Nichols House	133 W Palmcroft Dr	Ranch	1955
9	Hayden C. & Catherine Hayden House	121 W Palmcroft Dr	Ranch	1956
10	Bell-Morrell House	115 W Palmcroft Dr	Contemporary	1958
11	Dr. Hubert A. Achen House	109 W Palmcroft Dr	Ranch	1956
12	Charles Getz House	103 W Palmcroft Dr	Ranch	1956
13	Kenneth S Clark House	25 W Palmcroft Dr	Ranch	1955
14	Lavin-Munk House	19 W Palmcroft Dr	Ranch	1955
15	Cecil Miller Jr. House	15 W Palmcroft Dr	Ranch	1956
17	Troy P. Stanphill House	5 W Palmcroft Dr	Ranch	1956
20	Ward-Turner House	14 W Palmcroft Dr	Ranch	1955
21	Glen L Randall House	18 W Palmcroft Dr	Ranch	1962
22	Dennisten-Kearney House	26 W Palmcroft Dr	Ranch	1957
23	Charles L. Hull House	2025 S Dateland Dr	Ranch	1955
24	Alfred Thomas Jr. House	2019 S Dateland Dr	Ranch	1953
25	Norman H. Hoff House	32 W Palmdale Dr	Split-Level	1958
26	Hoff-Evans House	36 W Palmdale Dr	Ranch	1955
27	Drobniewski-Gyorog House	44 W Palmdale Dr	Ranch	1956
28	L. A. Nelson House	103 W Palmdale Dr	Ranch	1956
29	James B. Willis House	111 W Palmdale Dr	Ranch	1956
30	Allnut-Smyth House	115 W Palmdale Dr	Ranch	1955
31	Norbert F. Gallagher House	121 W Palmdale Dr	Ranch	1954
32	Carl & Bernadine Quast House	2015 S Dromedary Dr	Ranch	1957
33	Presley L. Agnew House	126 W Palmcroft Dr	Ranch	1959
34	Harry A. Hazard House	120 W Palmcroft Dr	Ranch	1955
36	Ross & Marie Rice House	108 W Palmcroft Dr	Ranch	1956
37	Dannenfeldt Boles House	102 W Palmcroft Dr	Ranch	1954

# INVENTORY LIST OF NONCONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
16	David Williams House	2106 S Mill Ave	Ranch	1975
18	Somerholder-Brubaker House	10 W Palmcroft Dr	Ranch	1953
19	Elmer Bradley Apartments	2024 S Mill Ave	Ranch	1960
35	Wilbur-Jenkins House	116 W Palmcroft Dr	Ranch	1958

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1954-1962

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1954

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Presley L. Agnew

\_\_\_\_\_  
\_\_\_\_\_

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### Statement of Significance Summary Paragraph

The decade of the 1950s represents a dramatic transition in the development of the city of Tempe. At the end of World War II Tempe was a small town with a strong agriculture-based economy, but as millions of returning servicemen with young families started looking for a place to settle and start a new life, many looked to central Arizona, with its warm sunny climate and plenty of undeveloped land. The postwar boom brought the sudden influx of new residents and businesses that quickly changed the character of Tempe. Between 1950 and 1960, the city's population rose from 7,686 to 24,897, a 224 percent increase. Construction of new subdivisions soon pushed municipal boundaries outward. The small teachers' college that had been a part of the community since 1886 became a four-year liberal arts college in 1945 and quickly grew to become Arizona State University in 1958. By 1960 Tempe had been completely transformed into a modern new city with a diverse economic base. The Date Palm Manor Historic District, built 1954–1962, is a unique neighborhood that is representative of new approaches to homebuilding that emerged at this time. Unlike the typical tract-style residential subdivisions of the period that were built quickly and efficiently with standardized designs, Date Palm Manor is a neighborhood of spacious custom-built homes that exhibit the highest artistic expression of mid-century Ranch style architecture. The builder's focus on craftsmanship and innovative design recognized that there was a growing market for moderately expensive custom homes. The high standards of homebuilding introduced in Date Palm Manor became more common in the 1960s as the housing market in Tempe grew larger and more competitive. Date Palm Manor is also notable for its unique landscape theme which pays respect to the agricultural heritage of the land by preserving remnants of the commercial date palm grove that once occupied the site.

### Narrative Statement of Significance

The Date Palm Manor Historic District is a well preserved mid-20<sup>th</sup> century neighborhood that is significant under National Register Criterion A for its association with the historic context of Community Planning and Development in Tempe, 1954–1962, and under Criterion C for its association with the historic context of Custom-Built Ranch Style Architecture in Tempe, 1954–1962.

### HISTORIC CONTEXTS

#### Community Planning and Development in Tempe, 1954–1962

Judson A. Harmon received a cash entry patent for the northwest quarter of Section 27, T.1 N., R. 4 E., in 1891. It was productive farmland for field crops, receiving irrigation water from the Western Extension Canal, one of the branches of the Tempe Canal. In 1923 a man named Nichols turned a 15-acre parcel of this land into the Valsunda Date Gardens, one of the first commercial date groves in central Arizona. The U.S. Department of Agriculture began importing date palms from North Africa and the Middle East in the 1890s to develop a new commercial crop in the arid Southwest. The Tempe Date Farm, a USDA Agriculture Experiment Station, was

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established two miles south of Tempe in 1900 and started breeding stock of the drought-tolerant *Phoenix dactylifera* variety to distribute to local farmers. By 1934 there was about 400 acres planted in date palms in the Salt River Valley, mostly in small date gardens of just a few acres. The Valsunda Date Gardens was operated by Nichols, and then Cole and Refsnes. Demand and price for the sugary fruit went up in the 1940s, making even small gardens very profitable for a while, but in the early 1950s prices quickly declined. However, by this time agricultural land near Tempe was rapidly growing in value as an unprecedented postwar boom brought construction of dozens of new residential subdivisions, constantly pushing the boundaries of the city outward. Many local farmers sold their land for much more than the value of the crops they could grow on it. It was at this time that Presley L. Agnew, a young and ambitious homebuilder, acquired the date farm property.

Presley L. Agnew, originally from Indiana, served in the U.S. Army from 1944–1947. After he was discharged from service he moved to Phoenix and began building individual homes in several new subdivisions, including McDowell Manors, Greenhaw Place, and Westwood Manor. Agnew and a partner, Marvin Siervogal, incorporated the Agnew Construction Company in August 1953. Soon after, Agnew announced his plans to build Date Palm Manor, an exclusive new subdivision of large custom-built houses on the date grove south of Tempe. In January 1954 the Tempe City Council began discussions on annexing an area south of the city, and with Ordinance Number 226, on February 11, 1954, formally annexed a large area north and south of Broadway Road that included the new Tempe High School and the proposed Date Palm Manor tract. Agnew took out his first three building permits in April and began building large elegant 3- and 4-bedroom homes that sold for \$10,000–14,000, more than twice the price of new homes in other Tempe subdivisions. Most of the homes were built by Agnew; some individuals bought a lot and hired their own contractor to build a house but deed restrictions specified minimum construction requirements, including a size of no less than 1200 square feet. Many of the houses in Date Palm Manor were built with central air conditioning, which was not common at that time. A grand opening for the new subdivision was set for July 1954, and all sales were handled by Joe Williams and Robert T. Ashley of the Tempe Realty Company. The medium-sized subdivision of 38 lots for single-family homes was substantially built out by 1959.

After World War II, the green, well-manicured lawn became a universal feature of suburban homes across the country. The appearance of the front yard in particular became a subtle status symbol of the homeowner's leisure time and work ethic. However, in central Arizona it was difficult to maintain a lush landscape around the home in such an arid desert environment with only 7 inches of rain per year. New subdivisions built in Tempe in the late 1940s and early 1950s relied on a subsurface flood irrigation system to create a lush, green landscape of non-native trees and grass lawns; however, these irrigation systems were expensive to maintain and the city's commitment to expanding residential irrigation was waning. Date Palm Manor was the first subdivision in Tempe that was planned to not rely on flood irrigation. Nonetheless, all of the properties in Date Palm Manor still maintained grass lawns and mature trees, but watered by sprinkler and hose. However, the landscape of the neighborhood is visually dominated by the towering remnants of the Valsunda Date Gardens. Most rows of palm trees had been removed to accommodate the houses and streets, but the evenly spaced square grid is clearly evident. The

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curving streets were designed to offset the straight lines of the trees. At a time when homebuilding was becoming very competitive, Agnew had found a distinctive selling point by preserving an authentic agrarian setting that gave the neighborhood a quiet, secluded feel.

Agnew also provided a finished neighborhood, complete with asphalt-paved streets, continuous sidewalks with rolled curbs, and utilities. This was a new approach to subdivision development in Tempe. Up to this time residential subdivisions were left with graded dirt roads when the last house was built and homeowners generally had to form an improvement district to pave streets. It was often several years after the houses were built and occupied before the neighborhood infrastructure was completed. Subdivisions that were developed after Date Palm Manor adhered to this new practice of providing streets and other features when the neighborhood is being built.

New homeowners that moved into Date Palm Manor were predominantly downtown business owners and university professors. Though it was a small neighborhood, many of its residents were part of the new postwar leadership of Tempe as it began to expand beyond its agriculture base, including Mayor Ross R. Rice and several City Council members of the 1950s and early 1960s. One of the largest houses (121 W Palmcroft Dr) was the home of Hayden C Hayden, owner of Tempe's oldest and largest business, the Hayden Flour Mill, and grandson of the city's founder, Charles Hayden. The subdivision was also home to homebuilders and developers E. J. Cyr, Marion Weary, and Kenneth S Clark; Agnew built his own residence on the corner of Palmcroft and Dromedary (126 W Palmcroft Dr).

Date Palm Manor Historic District provides the best example of an exclusive custom home subdivision in Tempe in the mid-1950s. Prior to 1954, large custom homes were usually built in University Park (University Park Historic District), an 80-acre subdivision that was started in 1945 but was almost built out at the time that Date Palm Manor was established. Date Palm Manor was also the first residential subdivision built south of Broadway Road, leading a trend of developing new tracts to the south, which would be the primary direction of Tempe's municipal growth through the 1960s.

#### Custom-Built Ranch Style Architecture in Tempe, 1954-1962

The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19<sup>th</sup> century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger

Date Palm Manor Historic District

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lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient mass production of homes to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of steel casement windows and other standardized building components cut construction time and costs considerably. The typical house built in the late 1940s or early 1950s was generally small with a simple design and a stark exterior with little or no ornamentation; collectively, all of the houses in a subdivision reflected the same standardized design with only slight variations. The early postwar Ranch style was greatly constrained by the restrictive guidelines of the Federal Housing Administration and the urgent need to efficiently build millions of new homes.

By the mid 1950s, building restrictions were eased and the typical Ranch house incorporated more decorative elements, such as brick wainscot, scroll-cut fascia, board-and-batten siding, eyebrow dormers, wrought iron porch posts, and weeping mortar. At this time, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

However, Date Palm Manor was unlike any other residential development in Tempe at the time. The houses were not built fast and efficiently, but with skilled craftsmanship and attention to detail that represent the highest artistic expression of the Ranch style. As there was clearly a growing market for expensive houses, there were no restraints on size and design. The Agnew Construction Company used a variety of building materials and decorative elements. As every house had a unique design, the neighborhood as a whole exhibits every plan and profile associated with the Ranch house. There are two houses not designed in the Ranch style, but rather, representative of the Contemporary and Split-Level styles. Agnew did use the nearly universal concrete block as his primary building material, but exterior walls were usually not plain block surfaces. Other contrasting materials—brick, wood, stucco, pierced block, metal and



Date Palm Manor Historic District  
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stone—were often overlaid or imbedded in the masonry for unique effect. Date Palm Manor was strikingly different in the mid-1950s, but it was a precursor to a new style of building that would become more common in the 1960s. The Housing Act of 1954 recognized the changes in the market, and lowered the amount of down payment required for houses costing up to \$25,000. This made it possible to finance larger houses. By 1960 there was much greater diversity in residential architecture. Houses generally became larger and more richly decorated, and builders started offering a greater variety of different models with more optional features.

Contributing resources in the Date Palm Manor Historic District exhibit a very high level of architectural integrity. The neighborhood clearly conveys its historic appearance and sense of place merit recognition for its outstanding examples of Ranch style architecture.

## INTEGRITY

The Date Palm Manor Historic District retains excellent architectural integrity, allowing it to convey its historic significance and character. The suburban plan and street features, residential architecture, and landscaping still appear essentially as they did during the 1950s. Most houses appear relatively unchanged since the time of their construction. The fact that houses were fairly large as built and already possessed a high level of artistic style meant that few owners felt a need to add new rooms or redesign the exterior appearance. Many houses have sustained alterations and additions during either the historic or modern periods to adapt them to contemporary lifestyles. Room additions are common, but are almost always to the rear of house and generally cannot be seen from the street. Only four properties are considered non-contributors: one was built in 1975, far outside of the period of significance; one is a four-unit apartment block which, while possessing fine architectural design, lies outside of the areas of significance for the historic district; and two houses (10 and 116 W Palmcroft Dr) have been altered to the degree that they have lost their architectural integrity. The Date Palm Manor Historic District has a cohesive appearance and character that clearly conveys a sense of its original design and development as a mid-century neighborhood, and sets it apart as distinct from all other neighborhoods in Tempe. Under Criterion A it has integrity of location, setting, feeling, and association, and under Criterion C it has integrity of setting, design, feeling, materials.

Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

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Date Palm Manor Historic District  
Name of Property

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County and State

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\_\_\_\_\_, *Post-World War II Subdivisions Tempe, Arizona: 1945-1960: Neighborhood & House-type Context Development*, submitted to Tempe Development Services Department, Tempe, 2001.

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Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository: Tempe History Museum

Historic Resources Survey Number (if assigned): N/A

Date Palm Manor Historic District  
Name of Property

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## 10. Geographical Data

Acreage of Property 11.9 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 12 | Easting: 412295 | Northing: 3696800 |
| 2. Zone: 12 | Easting: 412518 | Northing: 3696807 |
| 3. Zone: 12 | Easting: 412518 | Northing: 3696746 |
| 4. Zone: 12 | Easting: 412597 | Northing: 3696746 |
| 5. Zone: 12 | Easting: 412597 | Northing: 3696637 |
| 6. Zone: 12 | Easting: 412295 | Northing: 3696637 |

### Verbal Boundary Description (Describe the boundaries of the property.)

The Date Palm Manor Historic District includes all of the subdivision laid out in the Date Palm Manor Amended plat with the exception of the north 90 feet, thereby excluding lots 1–8.

Date Palm Manor Historic District  
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**Boundary Justification** (Explain why the boundaries were selected.)

The 37 lots in Date Palm Manor Historic District include 35 parcels zoned R1-6 (Single-Family Residential) with houses that were built 1954-1962, and two properties, a single-family house and a four-unit apartment block (Inventory Nos. 18 and 19), zoned R3 (Multi-Family Residential). The north 90 feet of the subdivision (lots 1-8) are excluded from the boundaries of the district because they have multi-family apartment blocks that were built facing Broadway Road, 1956-1960, and are not physically or stylistically associated with the neighborhood of single-family houses.

---

**11. Form Prepared By**

name/title: Scott Solliday  
organization: Date Palm Manor Neighborhood Association  
street & number: 1405 E Hudson Dr  
city or town: Tempe state: AZ zip code: 85281  
e-mail: swsolliday@cox.net  
telephone: 480-244-3452  
date: 9/10/2014

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Date Palm Manor Historic District  
Name of Property

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County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0001  
Description of Photograph: Palmcroft Drive streetscape from Dromedary Drive,  
view looking E.

1 of 11





Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0002  
Description of Photograph: Palmdale Drive streetscape from Dromedary Drive,  
view looking E.

2 of 11



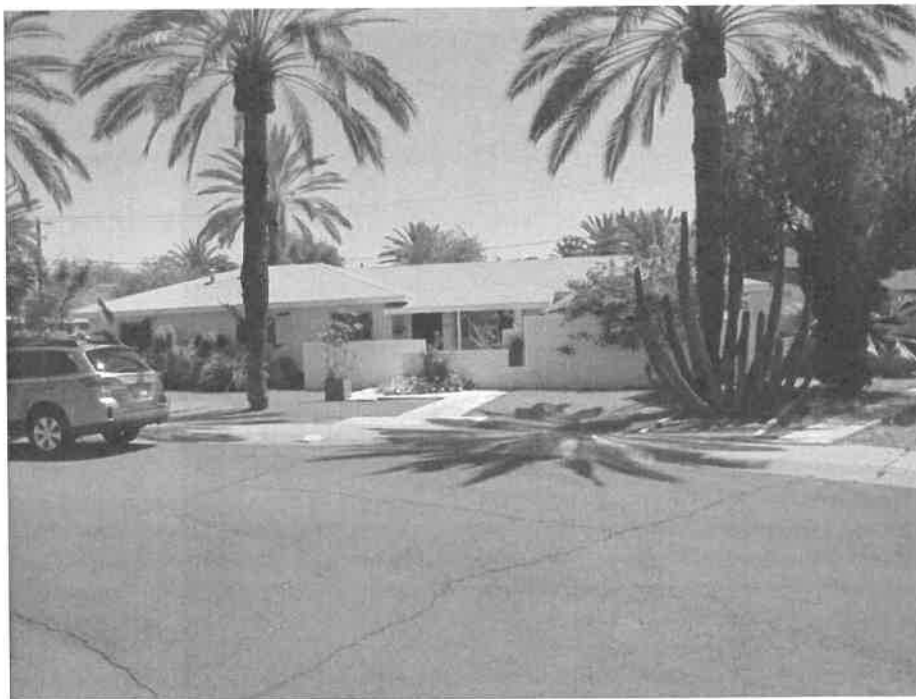
Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0003  
Description of Photograph: 133 W Palmcroft Drive, view looking S.

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Date Palm Manor Historic District  
Name of Property

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County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0004  
Description of Photograph: 121 W Palmcroft Drive, view looking SW.

4 of 11



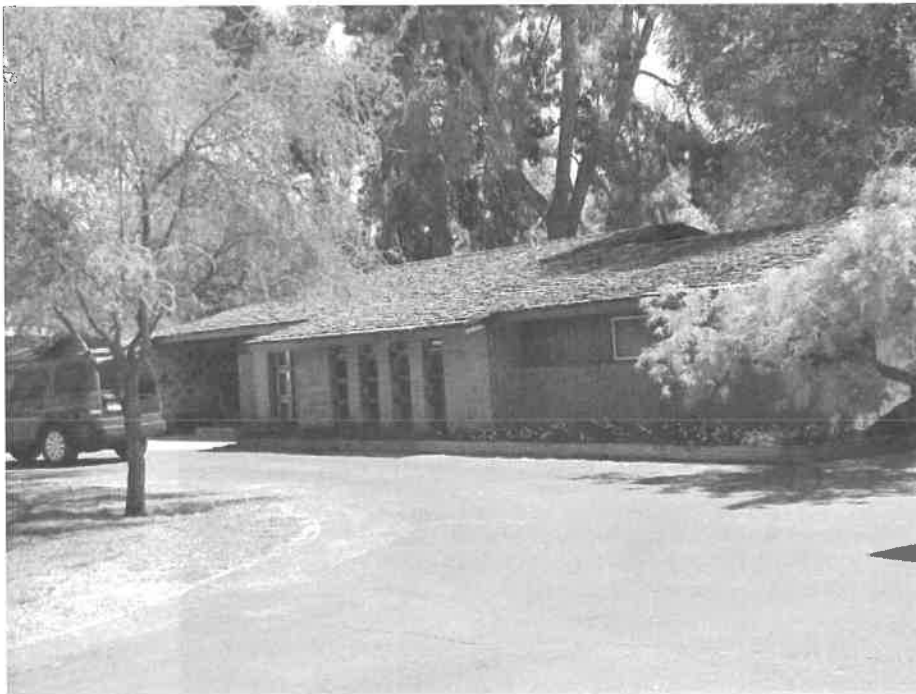
Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0005  
Description of Photograph: 25 W Palmcroft Drive, view looking SE.

5 of 11



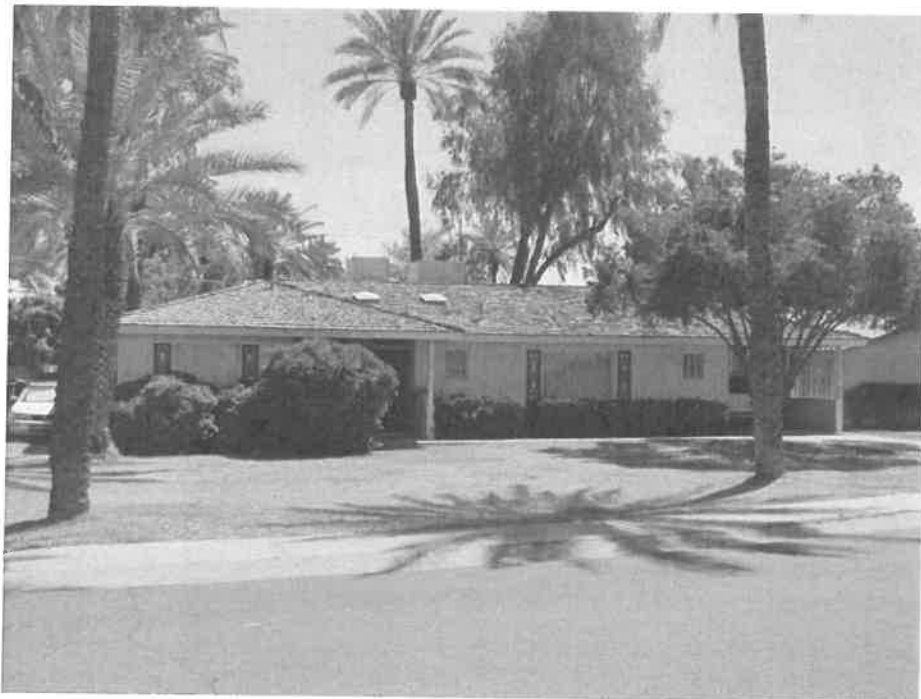
Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0006  
Description of Photograph: 15 W Palmcroft Drive, view looking S.

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Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0007  
Description of Photograph: 32 W Palmdale Drive, view looking NE.

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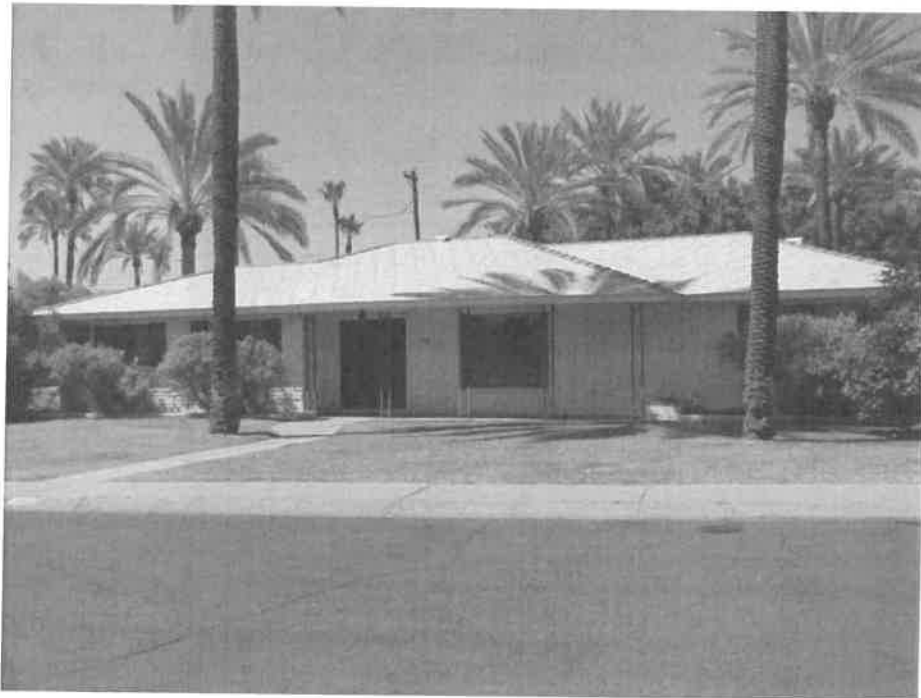


Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0008  
Description of Photograph: 44 W Palmdale Drive, view looking N.  
8 of 11



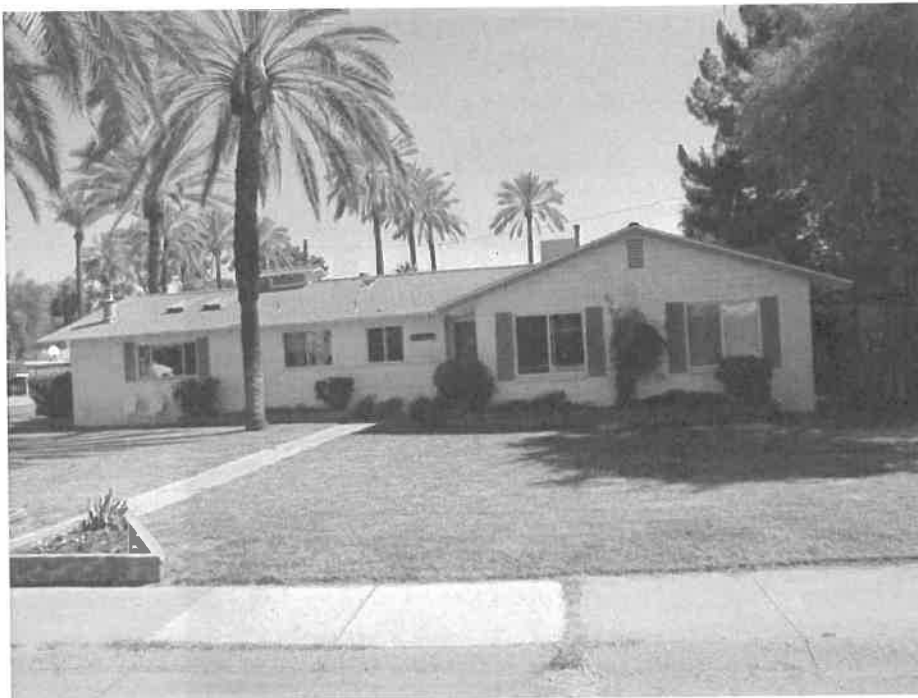


Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0009  
Description of Photograph: 103 W Palmdale Drive, view looking S.  
9 of 11



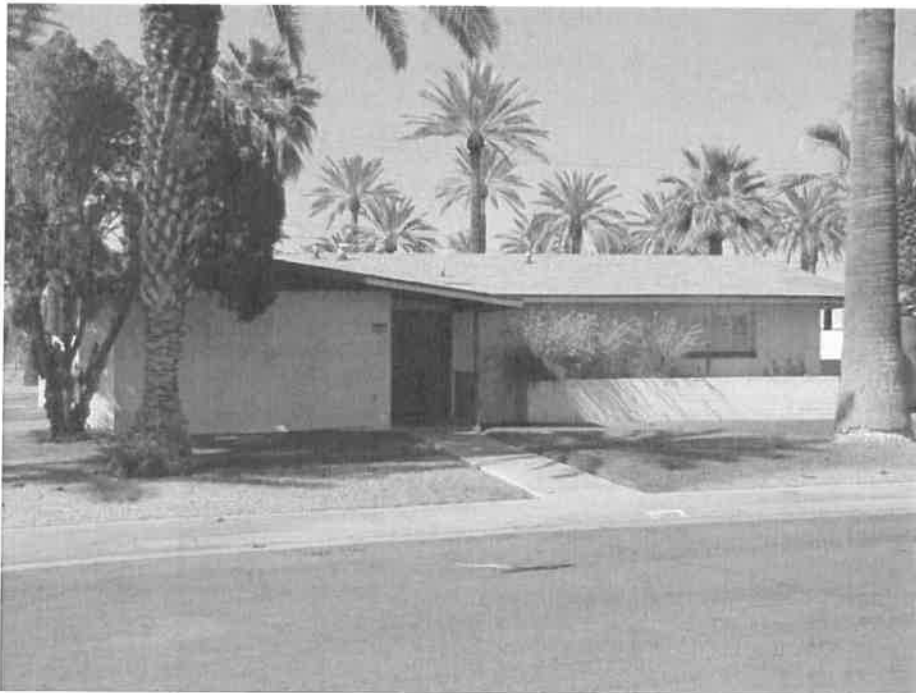
Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/17/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0010  
Description of Photograph: 126/130 W Palmcroft Drive, view looking N.

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Date Palm Manor Historic District  
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County and State

### Photographs

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 5/22/2014  
Photograph Number: AZ\_MaricopaCounty\_DatePalmManor\_0011  
Description of Photograph: 109 W Palmcroft Drive, view looking S.  
11 of 11



Date Palm Manor Historic District  
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**Maps**

Name of Property:      Date Palm Manor Historic District

City or Vicinity:      Tempe

County:      Maricopa

State:      Arizona

Map Title:      Location of Date Palm Manor Historic District

Source:      GoogleEarth

Year:      2014

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Date Palm Manor Historic District  
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Date Palm Manor Historic District  
Name of Property

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**Maps**

Name of Property: Date Palm Manor Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Map Title: Sketch Map of the Date Palm Manor Historic District  
Source: Scott Solliday  
Year: 2014

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Date Palm Manor Historic District  
 Name of Property \_\_\_\_\_

Maricopa County, AZ  
 County and State \_\_\_\_\_





Date Palm Manor Historic District  
Name of Property

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County and State

**Maps**

Name of Property: Date Palm Manor Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Plat of Date Palm Manor Amended

Source: Maricopa County Recorder, Book 59 of Maps, Page 8

Year: 1954

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Date Palm Manor Historic District  
Name of Property

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**Maps**

Name of Property: Date Palm Manor Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Valsunda Date Gardens

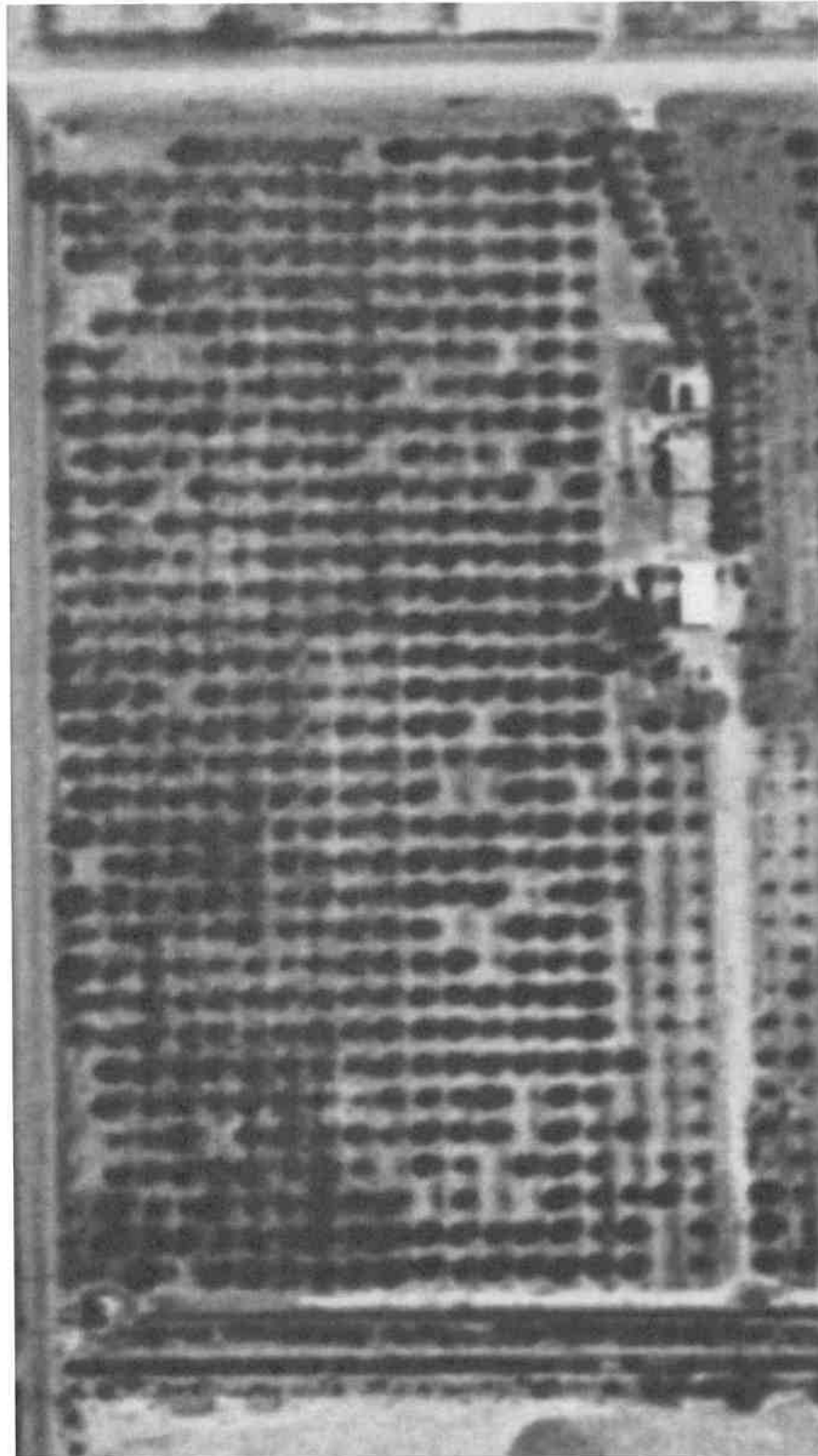
Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 1949

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Date Palm Manor Historic District  
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County and State



Date Palm Manor Historic District  
Name of Property

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County and State

### Maps

Name of Property: Date Palm Manor Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Date Palm Manor Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 1969

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Date Palm Manor Historic District  
Name of Property

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Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Maps

Name of Property: Date Palm Manor Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Date Palm Manor Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 2013

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Date Palm Manor Historic District  
Name of Property

Maricopa County, AZ  
County and State





United States Department of the Interior  
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**Historic name: Tomlinson Estates Historic DistrictOther names/site number: N/AName of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**Street & number: 1320-1437 E Hall St and 1300-1404 E Lemon StCity or town: Tempe State: AZ County: MaricopaNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

\_\_\_\_\_  
Signature of certifying official/Title:\_\_\_\_\_  
Date\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official:\_\_\_\_\_  
Date\_\_\_\_\_  
Title :\_\_\_\_\_  
State or Federal agency/bureau  
or Tribal Government

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒  
Public – Local ☒  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☐  
District ☒  
Site ☐  
Structure ☐  
Object ☐

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

57

Noncontributing

9

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register           

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic—single dwellings

Agriculture/Subsistence—irrigation facility

**Current Functions**

(Enter categories from instructions.)

Domestic—single dwellings

Agriculture/Subsistence—irrigation facility

Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement—Ranch Style

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: brick, concrete block

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Tomlinson Estates Historic District is a residential subdivision located a half mile east of the Arizona State University main campus. The 14.6-acre neighborhood is laid out along two streets—Lemon Street, a broad east/west residential street, and Hall Street, which runs east/west but curves north to intersect with Lemon Street. The Tomlinson Estates Historic District has 67 properties. The oldest houses were built on the south and east sides of Hall Street in 1950; houses on the north side of Hall Street and the south side of Lemon Street were built in 1951; houses were built on the remaining block on the north side of Lemon Street 1951-1953. The houses of Tomlinson Estates reflect the Ranch style of the early 1950s and several outstanding examples of an Early/Transitional Ranch style that was popular in Tempe during that time. Almost all houses are of concrete block masonry with rectilinear plan, simple side-gabled or hipped roofs, steel casement windows, and attached carports. There is consistency in size and design throughout the neighborhood, with three distinct models with only slight variations in roof type, porch, and carport. Houses in Tomlinson Estates Historic District are on large irrigated lots with grass lawns and mature trees. This landscaping and the underground irrigation system that sustains it, built in 1953, are integral parts of the district, as a lush green environment was typical for neighborhoods built in Tempe during the post-World War II period. The Tomlinson Estates Historic District and its resources are in good condition and have a high level of architectural integrity, and the streetscape reflects the character and appearance of the neighborhood as it was in the 1950s.

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### Narrative Description

The Tomlinson Estates Historic District is the best preserved example of a tract style subdivision developed in Tempe in the early 1950s. It has 66 one-story single-family houses in the Ranch style and Early/Transitional Ranch style built by a single builder. Most were built 1950-1951, with houses built on the last remaining lots on the north side of Lemon Street in 1952-1953. The neighborhood has a high level of integrity in both architecture and landscaped environment, and conveys a strong sense of the period of the early 1950s. It has a distinctive character that sets it apart from surrounding areas.

The basic layout of the subdivision is relatively unchanged from the neighborhood design that was laid out in the 1950 Tomlinson Estates plat. The Tomlinson Estates Historic District includes Lots 1-67, all parcels that are zoned R1-6, Single-Family Residential. One lot in the northwest corner of the neighborhood that previously had a house on it was purchased by the City of Tempe for construction of a traffic turnout. The south 300 ft of the subdivision (Lots A-J) is excluded from the historic district. This section includes commercial frontage on Apache Boulevard zoned CSS, Commercial Shopping and Services. The shopping center on the southwest portion of the subdivision was built in 1956 as the A.J. Bayless Market and Shopping Center. It is significant as the first automobile-oriented shopping center in Tempe but it has lost its architectural integrity due to considerable remodeling and alterations. Tempe Fire Station No. 1 and the Tempe Fire Department Administration Building occupy the southeast portion of the subdivision.

The main entry into the neighborhood is by Chief Jones Way (originally called Gary Drive), a short street extending north from Apache Boulevard. Lemon Street was originally a through street providing access to the neighborhood from both the east and the west but the west end was closed to discourage through traffic that had increased due to changing traffic patterns in the surrounding areas.

Lots are typically 60 ft wide and 100-120 ft long. Houses are uniformly set back 35-40 ft from the street, and there is spacing of about 8-16 ft between houses. Most houses have small additions of the rear and are close to their original size, ranging from about 1,000-1,200 sq ft but some with large additions are up to twice as large. In almost all cases room additions were added on the back of the house and are not visible from the street.

Almost all Tomlinson Estates properties have grass lawns and a variety of non-native trees and foliage watered by a residential flood irrigation system. A lush green landscape was a very desirable feature of postwar subdivisions throughout central Arizona. In Tomlinson Estates the setting is green and open, with continuous expanses of turf lawns. Large mature deciduous and semi-tropical trees shade houses and streets, and the vegetation and irrigation water noticeably lower the ambient temperature in the neighborhood during the hot summer months. Tree and shrub varieties that are present in Tomlinson Estates Historic District include eucalyptus, Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, Mexican fan palm, mesquite, fig, and olive. There are also many species of succulents and cactus, and some

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houses have an eclectic desert landscaping with large shade trees. Most properties have cinderblock fences of about 5–6 ft in height around the back yard.

The underground irrigation system that serves the neighborhood was built in 1953 and is an important historic resource of the district. It is a complex network of underground concrete pipes and manifolds with concrete risers that bring water to the surface of each lot. There are two large above-ground features of this structure that are visible in the neighborhood: a concrete outlet box, which regulates the flow of water into the system, and a vertical concrete standpipe that fills with water to pressurize the system and force water to rise up to the surface. These two features have been recently altered by a neighborhood public art project in which ceramic tile mosaics were installed on much of the above ground concrete surfaces, but their form and function are still evident. Irrigation features that are located on most lots include an alfalfa valve to regulate the flow of water into the yard, and built-up earthen berms around the perimeter of each lot to contain the irrigation water so that it will adequately soak into the ground without causing uncontrolled runoff and erosion.

The streets of Tomlinson Estates Historic District were first paved in 1959. Continuous rolled curbs and sidewalks were installed at that time, and are considered a contributing structure because the technology is representative of the period. Streetlights are spaced about 300 ft apart. Driveways are concrete slab or “ribbon” driveways with two parallel concrete paths. Most houses have a straight, narrow concrete walk leading to the front entry.

## ARCHITECTURAL STYLE

The homes built in the Tomlinson Estates Historic District are representative of two mid-century architectural styles that were popular in Tempe during this period—the Ranch style and a vernacular Early Transitional Ranch style. These are small concrete block houses with a simple design that could be built quickly and inexpensively. The earliest houses include 14 two-bedroom Early/Transitional Ranch style houses with a massed plan, nearly symmetrical façade, low-pitched hipped roof, and broad wraparound porch and carport. The other 52 houses represent the classic ranch style of the early 1950s. All were built as 3-bedroom houses and nearly all are of concrete block construction (only one is brick masonry). They have a simple rectilinear plan with a broad façade spanning most of the lot’s width. They have side-gabled or hipped roof, and a slightly offset entry with extended eave porch. Most were built with a carport incorporated under the main roof; a few have a lower side-gabled roof over the carport. Many of the carports have been filled as room additions or garages. Three of the last houses built in Tomlinson Estates exhibit the California Ranch style with a more elongated L-shaped plan, intersecting gable roof, and entry at the junction of the two wings.

The most common alterations that can be seen include filled carports and replacement of steel casement windows with aluminum sliding window units. In almost all cases room additions are on the backs of houses and are not visible from the street.



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## SUMMARY OF CHARACTER-DEFINING FEATURES

Character-defining features of the Tomlinson Estates Historic District include:

- Small single-story houses on relatively large lots
- Consistent lot width and spacing between houses
- Continuous public sidewalk and rolled curbs
- Slab or ribbon driveways
- Straight walks to front entries of each house
- Rectilinear, massed, or L-shaped plan
- Exterior walls of painted concrete block
- Standard features of all houses include concrete slab foundation, asphalt shingle roof, and steel casement windows
- Variety of roof forms, including hip, side gable, and intersecting gable
- Small front porches formed by broad extended eaves extending from the main roof; there are a few cantilevered flat-roofed porches
- Architectural styles are Early/Transitional Ranch and Ranch
- Flood-irrigated yards with mature green landscaping and irrigation berms along the lot lines

Assessment of the eligibility of individual properties as contributors to the district was based on the Secretary of the Interior's Standards for Rehabilitation and the Arizona State Historic Preservation Office Revised Policy Statement for Recommendations of Eligibility of Buildings to the Arizona Register of Historic Places (Garrison 2011), which addresses specific treatments of features that are typically found in post-World War II neighborhoods. Those guidelines that are most appropriate for the Tomlinson Estates Historic District include:

- The covering of exterior block walls with stucco or other material is permissible if the historic massing and openings of the house are intact and visible
- Building additions should be located at the rear or on an inconspicuous side of the historic building
- Carport infill additions are allowed if constructed of materials that are distinctive but compatible with the original building and do not destroy the original bay expression of the carport

However, in cases where there are two or more alterations to a house that may be allowable under certain circumstances and the historic landscaping and vegetation of the property no longer exist, the property is considered a non-contributor due to the incremental loss of integrity.

The streetscape of the Tomlinson Estates Historic District shows the uniform expression of Ranch style residential architecture at mid-century. All of the houses in the neighborhood are small, simple, inexpensive homes on large irrigated lots. There is a very high level of architectural integrity seen throughout the neighborhood. Of the 66 properties in the Tomlinson Estates Historic District, 57 properties (86%) are identified as contributors to the district, while 9 properties (14%) are non-contributing due to loss of integrity. There is one lot that once had a

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house on it that is now serves as the terminus of the west end of Lemon Street with a bus stop and a driveway to allow cars to turn around. Most properties still maintain the grass lawns and lush non-native vegetation associated with the period of significance. Other neighborhood features include the underground irrigation system, which has two visible above-ground features, and the rolled curbs and sidewalk, which are identified as contributing to the eligibility of the district.

INVENTORY LIST OF CONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
2	Robert P. Curry House	1304 E Lemon St	Ranch	1953
3	Harold B. Lamb House	1308 E Lemon St	Ranch	1952
4	Magee-Bauman House	1312 E Lemon St	Ranch	1953
6	Mock-Johnson House	1320 E Lemon St	Ranch	1953
8	Merryweather-Dow House	1328 E Lemon St	Ranch	1953
9	Luty-Ford House	1332 E Lemon St	Ranch	1951
10	Kermit L. Mitchell House	1336 E Lemon St	Ranch	1952
11	Stearns-Jelinek House	1340 E Lemon St	Ranch	1952
12	H.A. Fix House	1344 E Lemon St	Ranch	1953
13	S.M. Hunter House	1348 E Lemon St	Ranch	1953
14	Byron G. Payne House	1352 E Lemon St	Ranch	1951
15	Turner-Luvisa House	1356 E Lemon St	Ranch	1953
16	Burger-Morton House	1360 E Lemon St	Ranch	1952
17	Campora-Simmons House	1364 E Lemon St	Ranch	1952
18	Hugo A. Zettler House	1368 E Lemon St	Ranch	1952
19	Livingston-Lucas House	1400 E Lemon St	Ranch	1952
22	Henry E. Reading House	1433 E Hall St	Trans. Ranch	1950
24	George & Eileen Selleh House	1425 E Hall St	Trans. Ranch	1950
25	Victor F. Stejsek House	1421 E Hall St	Trans. Ranch	1950
26	Daniel D. Dawson House	1417 E Hall St	Ranch	1950
27	Cosper-Baber House	1413 E Hall St	Trans. Ranch	1950
28	Tyler-Gardner House	1409 E Hall St	Trans. Ranch	1950
29	Barrier-Latham House	1405 E Hall St	Ranch	1950
30	Calvin G. Turner House	1401 E Hall St	Trans. Ranch	1950
31	Brown-Pasco House	1349 E Hall St	Ranch	1950
32	L. R. Haire House	1345 E Hall St	Ranch	1950
33	William F. & Mae Albrecht House	1341 E Hall St	Ranch	1950
34	Haddock-Badger House	1337 E Hall St	Ranch	1950
35	Cole N. Burton House	1333 E Hall St	Trans. Ranch	1950
36	Noffsinger-Blanton House	1329 E Hall St	Ranch	1950
38	Alan M. Whitehurst House	1321 E Hall St	Trans. Ranch	1950
39	William J Loughridge House	1320 E Hall St	Ranch	1951
40	Berrier-Jones House	1324 E Hall St	Trans. Ranch	1951
41	Myers-Bengston House	1328 E Hall St	Ranch	1951

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INVENTORY LIST OF CONTRIBUTING PROPERTIES (Continued)

Site #	Name	Address	Style	Date
42	Cornett-Marsch House	1332 E Hall St	Ranch	1951
43	Don L. Davis House	1336 E Hall St	Ranch	1951
45	Edward G. Harrington House	1344 E Hall St	Ranch	1951
46	Davis-Lovaas House	1348 E Hall St	Ranch	1951
47	Stewart-Daley House	1400 E Hall St	Ranch	1951
48	Harold L. Bryant Jr. House	1404 E Hall St	Trans. Ranch	1950
49	Carlson-Lee House	1408 E Hall St	Ranch	1951
50	Moorman-Barton House	1412 E Hall St	Ranch	1951
51	Robert A. Jenner House	1365 E Lemon St	Ranch	1951
52	William S. Rawls House	1361 E Lemon St	Ranch	1951
53	Merlin B. King House	1357 E Lemon St	Ranch	1951
54	George C. Sharples House	1353 E Lemon St	Trans. Ranch	1951
55	W.L. Joyce House	1349 E Lemon St	Ranch	1951
56	McSloy-Barnby House	1345 E Lemon St	Ranch	1951
57	Tillery-Ford House	1341 E Lemon St	Trans. Ranch	1951
58	Cope-Carson House	1337 E Lemon St	Ranch	1951
60	G. J. & Anne Rogers House	1329 E Lemon St	Trans. Ranch	1951
61	F. E. Mendoza Jr. House	1325 E Lemon St	Ranch	1952
62	Moeur-Votichenko House	1321 E Lemon St	Ranch	1952
63	R.C. Davis House	1317 E Lemon St	Ranch	1951
64	S.M. & Flora Christenson House	1315 E Lemon St	Ranch	1951
65	Paul D. Johnson House	1309 E Lemon St	Ranch	1951
67	Tormohlen-Harmon House	1301 E Lemon St	Ranch	1951

INVENTORY LIST OF NONCONTRIBUTING PROPERTIES

Site #	Name	Address	Style	Date
1	(landscaped lot and driveway)	1300 E Lemon St	n/a	n/a
5	Anna P. Griffith House	1316 E Lemon St	Ranch	1953
7	W.R Hardwick House	1324 E Lemon St	Ranch	1953
20	Arnold-Austin House	1404 E Lemon St	Ranch	1952
21	R.H. Layton House	1437 E Hall St	Ranch	1950
23	Kenneth R. Artz House	1429 E Hall St	Ranch	1950
37	Quentin K. Zeigler House	1325 E Hall St	Trans. Ranch	1950
44	Letson-Ayala House	1340 E Hall St	Ranch	1951
59	Maher-Coen House	1333 E Lemon St	Ranch	1963
66	Oscar H. Barkhou House	1305 E Lemon St	Ranch	1951

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

Engineering

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1950-1959

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1950

1953

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

D.D. Castleberry

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Tomlinson Estates Historic District is a well preserved post-World War II neighborhood that is most representative of new approaches to subdivision development and residential design and construction in Tempe in the early 1950s. It is significant under National Register Criterion A for its association with the themes of Community Planning and Development in Tempe, 1950–1959, and Residential Flood Irrigation in Tempe, 1946–1958, and under Criterion C for its association with Architectural Design and Construction in Tempe, 1950–1953. Tomlinson Estates was established in 1950 and is an excellent example of the new approach to homebuilding where a subdivision of standardized tract homes was developed by a single builder. Most of the houses in the neighborhood were built 1950–1951, and offer outstanding examples of the Early/Transitional Ranch style and the classic Ranch style. The underground flood irrigation system that serves Tomlinson Estates and the landscaped environment that it supports are important components of the neighborhood design, features so desirable in mid-century Tempe that the irrigation works were constructed before street paving or any other improvements. The period of significance for the Tomlinson Estates Historic District, 1950–1959, spans a decade of an unprecedented housing boom that transformed a small farming community of Tempe into a modern city. Between 1940 and 1960 Tempe's population rose from 2,900 to almost 25,000 residents. While Tomlinson Estates was one of the first developer-built neighborhoods, it was also one of the last of the medium sized subdivisions, for the quarter-section (160 acres) became the standard unit for subdivision development by the mid-1950s. All of the homes in the Tomlinson Estates Historic District were built by 1953 and most have retained a high degree of their historic and architectural integrity.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The historic context of Community Planning and Development in Tempe, 1950–1959, examines the historic development of the Tomlinson Estates Historic District and its place in the broader postwar expansion of Tempe. The context of Residential Flood Irrigation in Tempe, 1946–1958, is restated from the earlier nomination for the neighboring Borden Homes Historic District, which shares the same irrigation system. The context of Architectural Design and Construction in Tempe, 1950–1953, is similar to the architectural contexts developed for the National Register nominations for Roosevelt Addition and Borden Homes historic districts, but has been expanded to specifically address the period of Tomlinson Estates' development.

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## HISTORIC CONTEXTS

### Community Planning and Development in Tempe, 1950–1959

The northeast quarter of Section 23, T.1 N., R. 4 E., was homesteaded in the 1870s and patented in 1890. With irrigation rights under the Tempe Canal, it was productive farmland for almost 80 years before it was converted to residential use. Addison B. Tomlinson owned the SW ¼ of the NE ¼ of Section 23 in 1924. Tempe landowners had just joined the Salt River Valley Water Users' Association, and he acquired a subscription for irrigation water for the 40 acres (MCR, Misc Book 30, p. 180). Ownership of the parcel went to his widow, Alice M. Tomlinson, and then to their daughter, Georgia T. Hall, in 1947 (MCR, Docket 21, p. 485), who then transferred a 28-acre portion of the land to her son, Spurgeon Addison Tomlinson Hall, also known as Addison Hall (Docket 363, p. 587).

Tempe was a rapidly growing city in the years after World War II, and several new residential subdivisions were developed the late 1940s. However, growth was not always uniform and contiguous. Two new subdivisions, Borden Homes and Hudson Manor, were built a half mile east of city limits. As early as 1948 the Tempe City Council discussed annexing developed lands to the east but landowners were strongly opposed to the action. By January 1950 a half dozen new subdivisions were under development east of town. However, by this time many of these neighborhoods were connected to the municipal water system, and when annexation was again rejected the Council responded by cutting off police and fire department services to unincorporated areas. This encouraged homeowners to agree to annexation. A series of ordinances in 1950 extended Tempe's boundaries east to their present location, increasing the size of the city by nearly 50 percent.

Addison Hall sold his land in Section 23 to Hugh Evans. The 28-acre field was located along the Tempe-Mesa Highway in the newly annexed area between Borden Homes and the older part of Tempe. Evans was developer of Marshall Parkway, Carolyn Place, Park Vista, Cavalier Parkway, and other Phoenix subdivisions in the late 1940s. On May 4, 1950, the City Council approved Evans' plans for Tomlinson Estates, a 19-acre subdivision with a residential neighborhood of 67 lots and commercial lots fronting on the highway (U.S. Routes 60, 70, 80, and 89). On May 11 he recorded the plat with the County Recorder. D.D. Castleberry was contracted to build all of the homes. The sale of finished houses was handled by Sun Valley Realty Company. In July 1950 they announced that 2- and 3-bedroom houses would soon be available for \$550 down and payments of \$49-\$55 per month.

The Castleberry Construction Company completed construction of the first block of ten homes on Hall Street in 1950. Castleberry immediately began building the next 25 houses, filling the lots on Hall Street and moving up to the south side of Lemon Street. In December 1950 building permits were taken out for the remaining 32 lots in the neighborhood. By 1953 houses had been built on all 67 residential lots.

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Both the design of the subdivision and its individual homes reflect the emerging trend in homebuilding after World War II, which was largely based on Federal Housing Administration (FHA) guidelines for subdivision development. Large uniform lots and an irregular curvilinear street plan discouraged through traffic. Houses were all of similar size and design. Compliance with FHA standards was a critical factor in marketing homes, for the agency's evaluation of both a house and its surrounding neighborhood helped determine whether a home buyer would be eligible for a federally-insured mortgage. Tomlinson Estates conformed to most of the FHA's minimum and desirable standards: local demand for housing, suitable site, accessibility, utilities, compliance with local regulations and zoning, large lots, and a street layout that limited automobile traffic. As Evans sold only finished homes, he was able to ensure that placement and construction of houses was always consistent.

Residential Flood Irrigation in Tempe, 1946–1958

Since 1931, the City of Tempe had provided irrigation service for residents within the town limits wherein customers paid an annual fee of \$2.00 to use irrigation water for their lawns. With the end of World War II, Tempe began to expand its city limits and tax base by annexing existing subdivisions beyond the original townsite and enticing proposed subdivisions by offering city services. Residents interested in these services were required to pay for installation of the utilities, and transfer ownership to the city. As Tempe continued this aggressive expansion through the end of the decade and into the 1950s, the municipal water system was significantly upgraded by excavating additional wells and improving or replacing existing mains and meters. In 1950, a new storage tank was constructed on Tempe Butte, replacing the original concrete tank; a second tank was added on the butte by the end of the 1950s, with one other constructed in Papago Park, north of the Salt River. In October 1946, the Tempe City Council passed Ordinance No. 187 establishing formal procedures for the distribution of irrigation water to lands within the corporate boundary of the expanding city. Under this ordinance, assessments of \$3.00 were charged to the residents on a semi-annual basis (\$6.00 annual total); lots larger than 8,712 sq ft were assessed a larger fee, depending on their size. The city also required customers to maintain all ditches, pipelines, and other components beyond the main turnout, which was controlled by the city. It was under Ordinance 187 that the first subdivisions annexed by Tempe—College View and University Park—petitioned the city council for an irrigation system in 1948. Consequently, the first of a series of Improvement Districts was established, wherein residents paid the cost of installing a subsurface irrigation system, after which the system was turned over to and operated by the city under its Public Works Department.

Extension of the irrigation service was initially challenged by the Salt River Valley Water Users' Association (SRVWUA), which had previously agreed to deliver irrigation water only within the original incorporated area. Beyond these limits, the Association felt obligated to supply irrigation water directly to property owners. The primary concern was in regard to assessments collected from landowners; if Tempe residents no longer received their water directly from the SRVWUA, annual assessments required of every Association customer would not be collected. Eventually, the SRVWUA and the City of Tempe signed a new water contract in 1948. Under this new agreement, residents within an improvement district paid past-due assessments to the SRVWUA



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before receiving water from the city. Subsequently, the City of Tempe paid future annual assessments to the SRVWUA for the residents enrolled in the flood irrigation program. For the next decade, between 1948 and 1958, new subdivisions annexed by Tempe petitioned and formed Improvement Districts for flood irrigation (Improvement Districts 36–40, 43 and 44). In 1953 property owners in Borden Homes and Tomlinson Estates formed Improvement District 43 and E.W. Daley, city superintendent of streets, approved plans for a subsurface irrigation system designed by the Phoenix engineering firm of Headman, Ferguson and Carollo.

As a strategy for beautifying the city, the residential irrigation network was a success, as it allowed Tempe's new neighborhoods to quickly acquire lawns and much desired shade trees. However, as a self-supporting utility service, it was a failure. In 1958, with a deficit of approximately \$11,000, the city council attempted to further increase assessments beyond the \$15.00 annual rate. The uproar from longtime residents accustomed to the low-cost service, however, forced the city council to retract the proposal. The problems associated with the continual expansion of residential flood irrigation service finally led the city council to end the practice of adding new subdivisions to the system. The municipal underground irrigation system had grown to provide service to more than 1,800 individual customers spread over 700 acres. The last subdivisions to be served with city irrigation were those built in the late 1950s: Broadmor Estates (1956) and Tempe Estates (1958) located along College Avenue south of Broadway Road. The City of Tempe decided that it was more efficient to have residents in newly developed subdivisions use the domestic water system to water their lawns.

The historic context of Residential Flood Irrigation in Tempe, 1946–1958, recognizes that historic districts include historic landscape features as integral parts of their identity. The underground residential irrigation system that serves the Tomlinson Estates Historic District is an important component of the design of the neighborhood. After World War II, the green, well-manicured lawn became a universal feature of suburban homes across the country. The appearance of the front yard in particular became a subtle status symbol of the homeowner's leisure time and work ethic. However, in central Arizona the cultivation of a lush landscape around the home took on additional significance. In such an arid desert environment with only 7 inches of rain per year, the regular application of irrigation water to flood yards was the most effective way to sustain non-native species of grass and trees. Thus, the irrigation system was essential to creating a lush, green landscape that was similar to the national ideal of the suburban yard. Early postwar neighborhoods throughout Tempe and the Phoenix metropolitan area tend to be greener and have more dense vegetation than other regions of the country where rainfall and light watering is sufficient to maintain the landscape. In central Arizona, where summer temperatures are often greater than 100 degrees, large trees and grass lawns serve a very practical purpose—they provide shade and protection from the hot sun, and the transpiration of water through leaves helps cool the immediate environment. Indeed, the irrigation water itself, flooding yards to a depth of several inches, can substantially lower the temperature throughout the neighborhood through evaporation. From a local perspective, a residential irrigation system was one of the most important factors that contributed to the desirability of a neighborhood.

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Historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Preserving the integrity of flood-irrigated neighborhoods requires protection of the historically accurate landscapes associated with them. The mechanical systems that were integral to the creation and maintenance of such landscapes through time are significant features of the neighborhood and should be recognized as contributors to the historic character of the district.

Architectural Design and Construction in Tempe, 1950–1953

Resources in the Tomlinson Estates Historic District are associated with Architectural Design and Construction in post-World War II Tempe (Criterion C) with examples of the Early/Transitional Ranch style and the classic Ranch style. The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. Homes built in the early postwar period, 1945–1950, represent early examples of the style and a transition away from the earlier approaches to residential construction.

In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19<sup>th</sup> century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient production to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of new prefabricated elements would eventually cut construction time and costs considerably, but in the early postwar period steel casement windows were the only standardized building components that were used by almost all homebuilders. Ranch style architecture developed in response to the need to build many houses as quickly and inexpensively as possible while still providing the American Dream in a pleasant and familiar form. This was the

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Tomlinson Estates Historic District  
Name of Property

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architecture of the war veteran, the thoughtful creation of working class tradesmen who constructed housing for millions at a time when the need was greatest. New materials and methods would, over time, come to replace skilled labor at the construction site with increasingly prefabricated product assemblies. From 1945 to 1950, however, homebuilding was still largely the work of craftsmen skilled in the traditional methods of their trades. New materials and methods were being introduced during this period, but they were primarily placed in the hands of experienced builders.

By 1950, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

Roberts, Graham, and Anderson (1992) identified an Early/Transitional Ranch style that was common in Phoenix in the early postwar period. These houses have massing and plan similar to the earlier Period Revival styles, but stripped of all ornamentation. Despite the proximity of the neighboring cities, in Tempe the Early/Transitional Ranch style is more often influenced by the National Folk tradition with a massed plan, a nearly symmetrical façade, and a low-pitched hipped roof with a nearly pyramidal appearance from the street (Solliday 2001). While this distinctive local variant of the Ranch style clearly reflects the appearance of earlier vernacular houses, it was built using the methods and materials of the ubiquitous Ranch style—concrete slab foundation, concrete block masonry, steel casement windows without trim, and asphalt shingle roof. Of the earliest houses built in Tomlinson Estates, 14 are 2-bedroom Early/Transitional Ranch houses with a distinctive extended eave porch across the full façade that wraps around the side of the house to form a carport.

The other 52 houses represent the classic ranch style of the early 1950s. All were built as 3-bedroom houses and nearly all are of concrete block construction (only one is brick masonry). They have a simple rectilinear plan with a broad façade spanning most of the lot's width. They have side-gabled or hipped roof, and a slightly offset entry with extended eave porch. Most were built with a carport incorporated under the main roof; a few have a lower side-gabled roof over the carport. Many of the carports have been filled as room additions or garages. Three of the last houses built in Tomlinson Estates exhibit the California Ranch style with a more elongated L-shaped plan, intersecting gable roof, and entry at the junction of the two wings.

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## INTEGRITY

The streetscape of the Tomlinson Estates Historic District shows the uniform expression of Ranch style residential architecture at mid-century. All of the houses in the neighborhood are small, simple, inexpensive homes on large irrigated lots. There is a very high level of architectural integrity seen throughout the neighborhood. Of the 66 properties in the Tomlinson Estates Historic District, 56 properties (85%) are identified as contributors to the district, while 10 properties (15%) are non-contributing due to loss of integrity. There are 28 houses (42%) that have all of their original features intact and appear to be virtually unchanged since the time of their construction. One lot that once had a house on it now serves as the terminus of the west end of Lemon Street with a bus stop and a driveway to allow cars to turn around. There are no modern intrusions into the neighborhood; all buildings within the district were built 1950-1953. The grass and lush non-native vegetation that characterized the neighborhood streetscape during the period of significance is still evident in more than 70 % of the properties in the neighborhood. Though some properties no longer receive irrigation service, the green landscape is still maintained with domestic water.

The Tomlinson Estates Historic District retains sufficient architectural integrity to convey its historic significance and character. The suburban plan and street features, residential architecture, and landscaping still appear essentially as they did during the 1950s. Contributing properties vary only slightly in individual levels of architectural integrity. Collectively, they readily convey the historic character of their period of significance. Many houses have sustained alterations and additions during either the historic or modern periods to adapt them to contemporary lifestyles. Room additions are common, but are almost always to the rear of house and cannot be seen from the street. Only ten houses have been altered to the degree that they have lost their architectural integrity. Overall, changes to individual properties do not substantially or adversely affect the character of the streetscape as a whole.

Tomlinson Estates represents early post-World War II housing development in a planned neighborhood with simple design to facilitate quick, economical construction. The homes were affordable for the working-class families that originally occupied the subdivision and the location was convenient to downtown Tempe and Arizona State College at Tempe (renamed Arizona State University in 1958). The Tomlinson Estates Historic District has a cohesive appearance and character that clearly conveys a sense of its original design and development as a post-World War II neighborhood, and sets it apart as distinct from all other neighborhoods in Tempe.

Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

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## 9. Major Bibliographical References

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Name of Property

Maricopa County, AZ

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Name of Property

Maricopa County, AZ  
County and State

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**Previous documentation on file (NPS):**

\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested  
\_\_\_\_ previously listed in the National Register  
\_\_\_\_ previously determined eligible by the National Register  
\_\_\_\_ designated a National Historic Landmark  
\_\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_  
\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_  
\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
\_\_\_\_ Other State agency  
\_\_\_\_ Federal agency  
☒ Local government  
\_\_\_\_ University  
\_\_\_\_ Other

Name of repository: Tempe History Museum

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

## 10. Geographical Data

Acreage of Property 14.6

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 12	Easting: 414680	Northing: 3697924
2. Zone: 12	Easting: 415077	Northing: 3697922
3. Zone: 12	Easting: 415077	Northing: 3697745
4. Zone: 12	Easting : 414782	Northing: 3697749
5. Zone: 12	Easting : 414782	Northing: 3697844
6. Zone: 12	Easting : 414679	Northing: 3697845

### Verbal Boundary Description (Describe the boundaries of the property.)

That part of the Tomlinson Estates Subdivision including residential lots 1-67, but excluding commercial lots A-J in the south 300 ft of the subdivision. The subdivision is located north of Apache Boulevard, East of Dorsey Lane, south of Don Carlos Avenue, and west of Una Avenue.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses all of the Tomlinson Estates Subdivision that was developed as a residential neighborhood of single-family houses in the early 1950s.



Tomlinson Estates Historic District  
Name of Property

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County and State

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### 11. Form Prepared By

name/title: Scott Solliday  
organization: University Heights Neighborhood Association  
street & number: 1405 E Hudson Dr  
city or town: Tempe state: AZ zip code: 85281  
e-mail: swsolliday@cox.net  
telephone: 480-244-3452  
date: 9/10/2014

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
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### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0001  
Description of Photograph: 1360 E Lemon Street, view looking N.

1 of 12



Tomlinson Estates Historic District

Name of Property

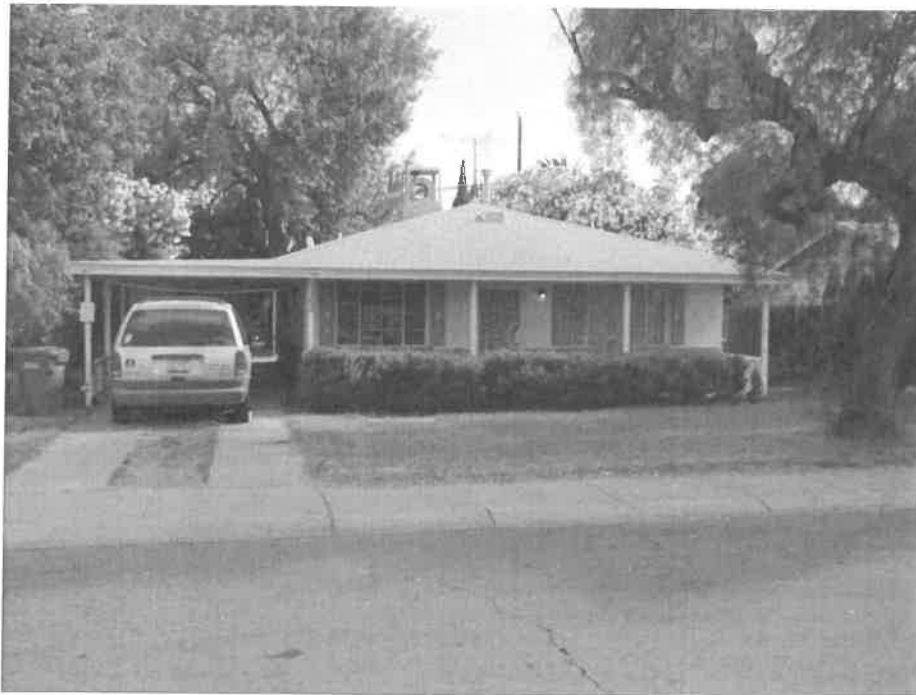
Maricopa County, AZ

County and State

**Photographs**

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0002  
Description of Photograph: 1353 E Lemon Street, view looking S.

2 of 12



Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0003  
Description of Photograph: 1321 E Lemon Street, view looking S.

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

**Photographs**

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0004  
Description of Photograph: 1337 E Hall Street, view looking S.

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0005  
Description of Photograph: 1333 E Hall Street, view looking S.

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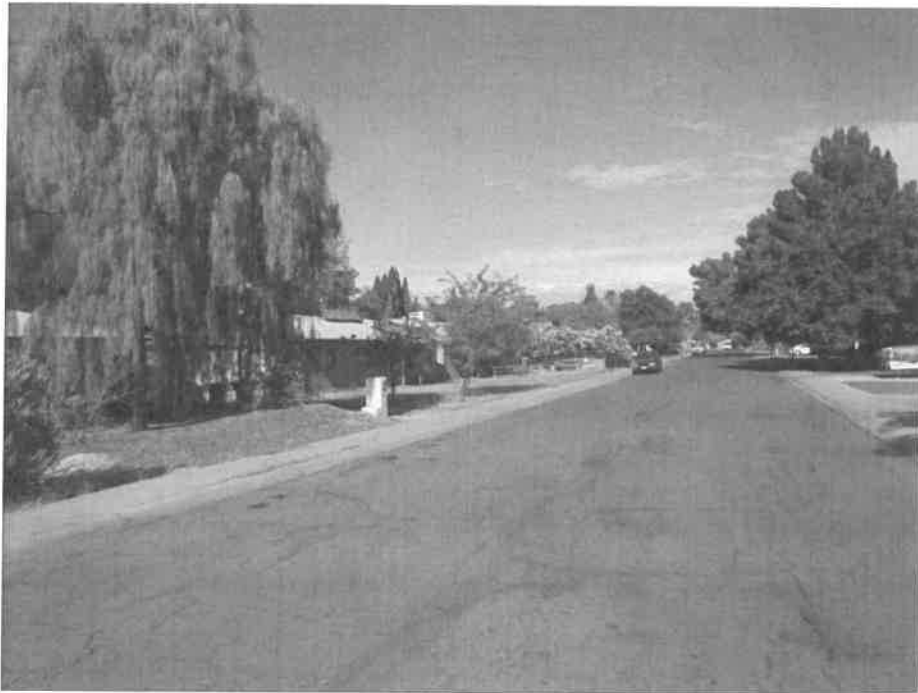
Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

**Photographs**

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0006  
Description of Photograph: Hall Street, view looking E from the W end of the street.

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0007  
Description of Photograph: 1348 E Hall Street, view looking NNE.

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0008  
Description of Photograph: 1304 E Lemon Street, view looking N.

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0009  
Description of Photograph: 1328 E Lemon Street, view looking N.

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

**Photographs**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

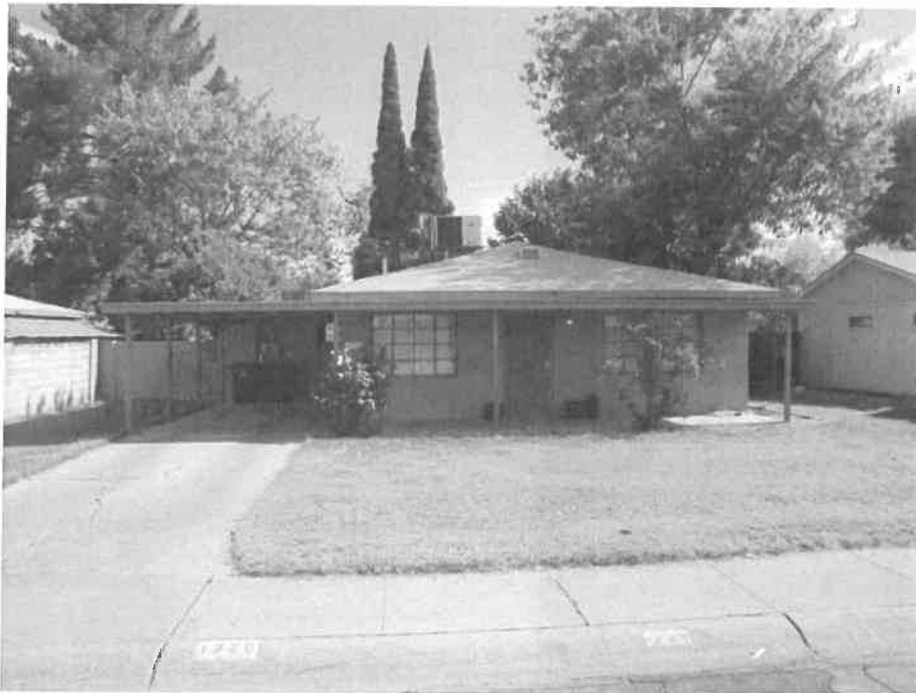
Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0010

Description of Photograph: 1329 E Lemon Street, view looking S.

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State

### Photographs

Name of Property: Tomlinson Estates Historic District  
City or Vicinity: Tempe  
County: Maricopa  
State: Arizona  
Photographer: Scott Solliday  
Date Photographed: 4/19/2014  
Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0011  
Description of Photograph: Irrigation stand pipe on Hall Street, view looking NNW.

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Tomlinson Estates Historic District

Name of Property

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**Photographs**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Photographer: Scott Solliday

Date Photographed: 4/19/2014

Photograph Number: AZ\_MaricopaCounty\_TomlinsonEstates\_0012

Description of Photograph: Irrigation turnout on Lemon Street, view looking NW.

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Tomlinson Estates Historic District

Name of Property

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**Maps**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Location of Tomlinson Estates Historic District

Source: GoogleEarth

Year: 2014

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Name of Property

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**A. Z12 E 414680 N 3697924**

**B. Z 12 E 415077 N 3697922**

**C. Z 12 E 415077 N 3697745**

**D. Z12 E 414782 N 3697749**

**E. Z12 E414782 N3697844**

F. Z12 E 414679 N 3697845

Tomlinson Estates Historic District

Name of Property

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**Maps**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Sketch Map of the Tomlinson Estates Historic District

Source: Scott Solliday

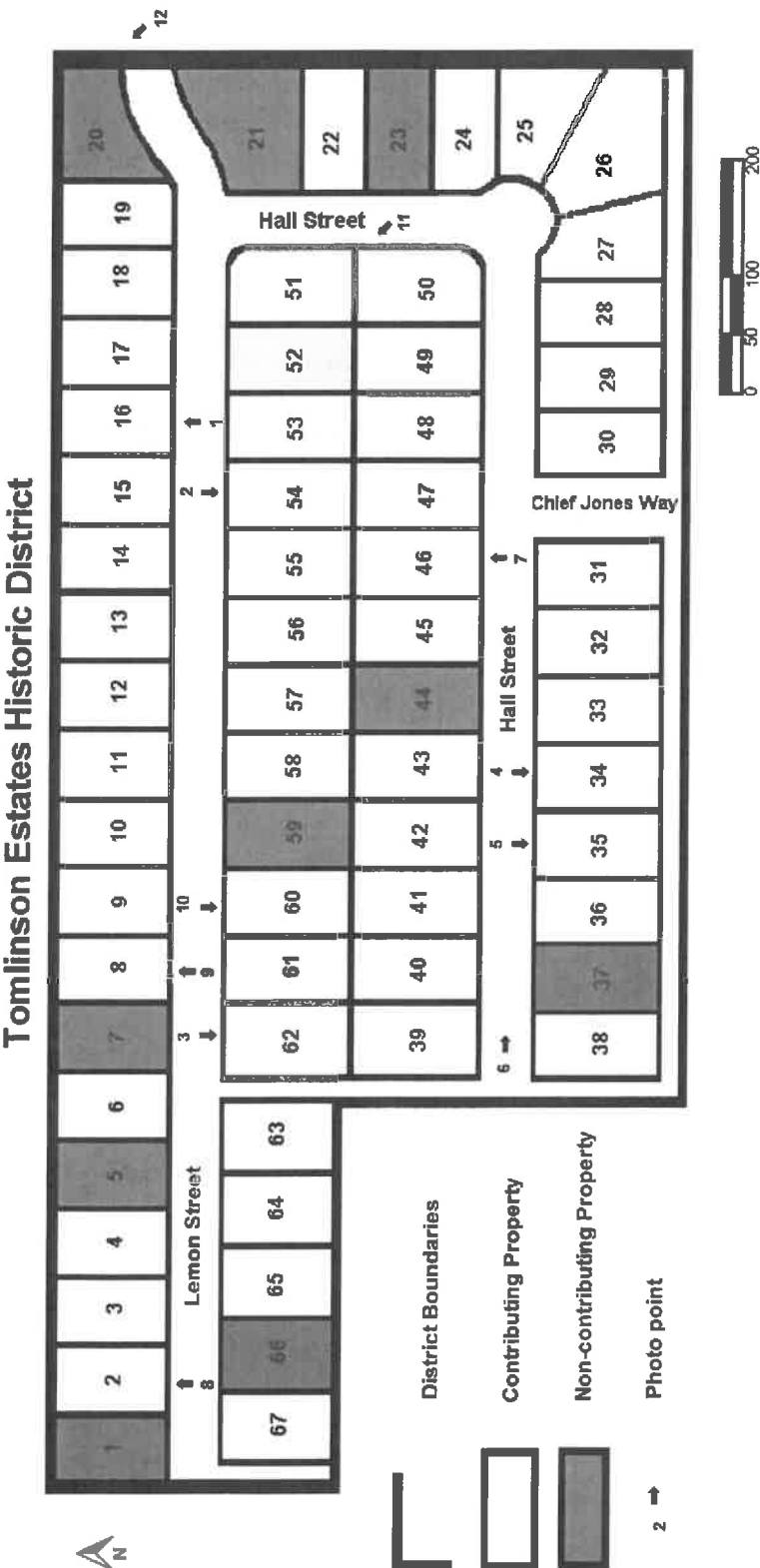
Year: 2014

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Tomlinson Estates Historic District  
Name of Property

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

**Maps**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Plat of Tomlinson Estates

Source: Maricopa County Recorder, Book 47 of Maps, Page 36

Year: 1950

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

**Maps**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Plan for Irrigation System Additions, District No. 43

Source: Headman, Ferguson and Carollo

Year: 1953

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

County and State

**Maps**

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Tomlinson Estates Historic District

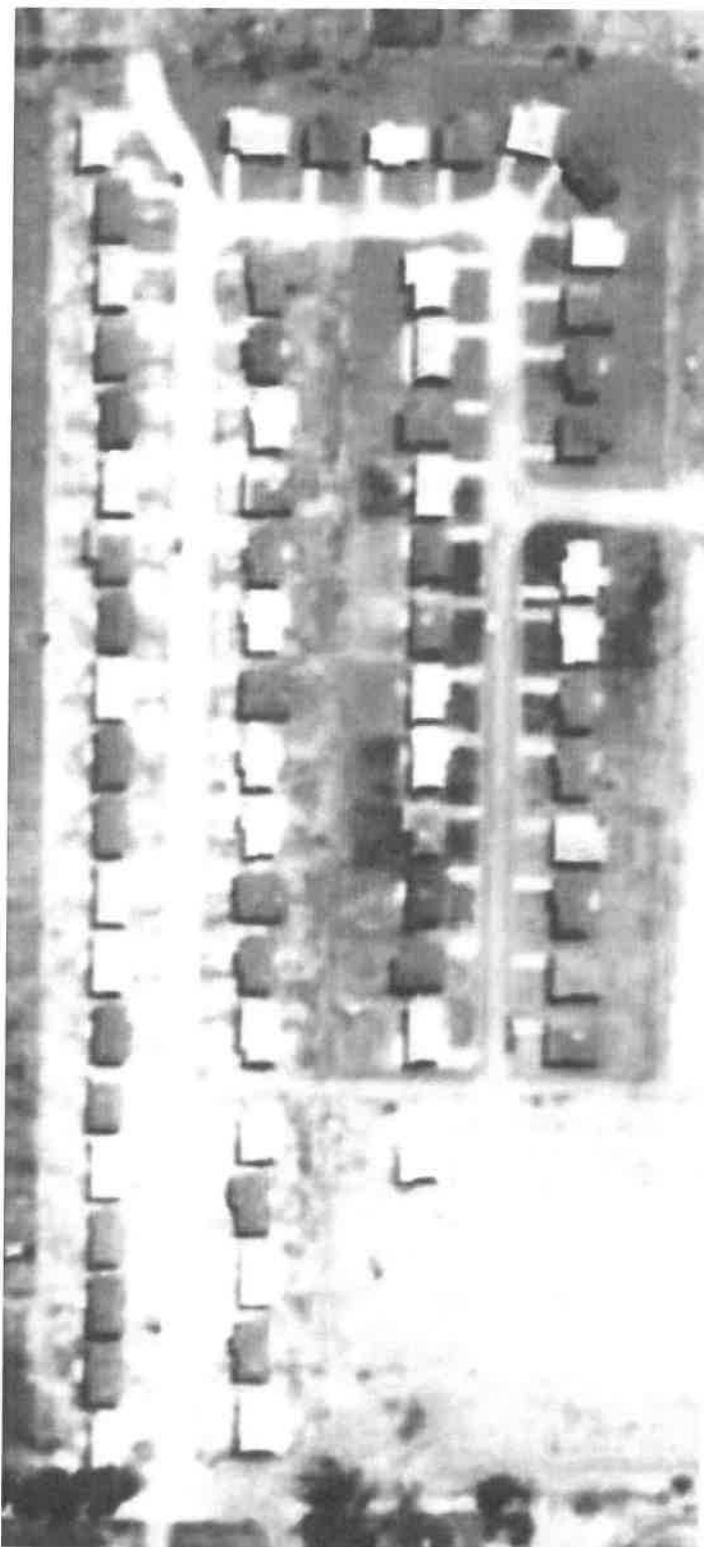
Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 1951

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Tomlinson Estates Historic District  
Name of Property

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Tomlinson Estates Historic District

Name of Property

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### Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Tomlinson Estates Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 1959

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Tomlinson Estates Historic District  
Name of Property

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Tomlinson Estates Historic District

Name of Property

Maricopa County, AZ

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### Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Tomlinson Estates Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 1969

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Tomlinson Estates Historic District  
Name of Property

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County and State



Tomlinson Estates Historic District

Name of Property

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### Maps

Name of Property: Tomlinson Estates Historic District

City or Vicinity: Tempe

County: Maricopa

State: Arizona

Map Title: Aerial Photograph of Tomlinson Estates Historic District

Source: Maricopa County GIS Portal (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>)

Year: 2013

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Tomlinson Estates Historic District  
Name of Property

Maricopa County, AZ  
County and State







APPROVED BY THE HISTORIC PRESERVATION COMMISSION MAY 19, 2014

The following project types may be approved with a Certificate of No Effect (CNE) provided that the applicant submits a complete application package, the project meets Historic Preservation Commission (HPC) adopted historic preservation design guidelines, and Historic Preservation Office (HPO) staff determine that the proposed work will not diminish, eliminate or adversely affect the historic character of the subject property or historic district as provided by Section 812.C of the Phoenix Historic Preservation Ordinance. (Note: If there is a Conservation Easement on the property, HPO staff will determine whether issuance of a CNE is consistent with the terms of the easement).

#### **MINOR WORK**

1. Rear patios and patio covers
2. Swimming pools on corner lots provided they are in the rear yard
3. Rear yard fences no taller than 6 feet in height and located at least 3 feet behind the front corner of house on each side, in compliance with Section 703.A.2.a.1 of the Zoning Ordinance
4. Minor changes to non-publicly visible façades (e.g., rear window opening converted to doorway by expanding down to floor)
5. Attic conversions in rear with no visible impact from street façades
6. Minor restoration or repair work (such as repairing/rebuilding a deteriorated front porch in-kind) on a contributing historic property
7. Miscellaneous small work items on non-contributors that do not adversely affect the historic character of a historic district (such as in kind replacement of wood siding on gable ends)
8. Proposals that would potentially change a building's contributing status from non-contributing to contributing can be approved as a CNE by HPO staff on a case-by-case basis
9. Other minor work items that do not negatively impact the historic character of a property or neighborhood may be eligible for a CNE as determined by HPO staff on a case-by-case basis

#### **DAMAGE REPAIR**

Restoration or repair of damage or destruction resulting from casualty, with clear documentation provided.

#### **ACCESSORY BUILDINGS**

1. Conversion of existing accessory buildings into living space, provided that:
  - a. The new framing in the garage door opening is inset to reveal the original nature of the building and improve the reversibility; and
  - b. The building footprint remains the same or utilizes an addition that meets the CNE policy for additions; and
  - c. The siding material, such as wood or stucco, is not being changed; and
  - d. The major details, such as the roof shape/pitch or building form, is not altered; and
  - e. The windows and doors should be simple in design, with configurations, sizes and proportions similar to those of main house, the visible light transmittance rating of the window must be 0.5 or higher, and no windows with interior muntins only on street visible facades
2. New accessory buildings that do not require new curb cuts or zoning variances and meet one of the following:

- a. Replacement-in-kind for an historic accessory building demolished with clear documentation provided of the building being reconstructed; or
  - b. Accessory building is one story and roof height is substantially lower than that of the main building, location fits the historic pattern of the district, there is a ceiling plate of 9' or less, footprint is equal to or less than 25' x 25' (625 sq. ft.) and less than 50% of the historic or original footprint of house, and is not on a corner lot with visibility from a side street
3. Other detached accessory buildings that materially meet the criteria above and do not negatively impact the historic character of the property or district as determined by HPO staff on a case-by-case basis

#### **ADDITIONS**

1. Additions that are:
  - a. Less than 75% of the historic footprint of the building, with a maximum proposed height at or below the roof of the existing building; and
  - b. Utilizing existing openings (i.e., doors and window openings currently in place in the rear façade) and preserving most of the historic rear wall; and
  - c. Contained entirely behind the historic building or from public view, and not on a corner lot with visibility from a side street; and
  - d. Stepped in on at least one side, but ideally on both sides; and
  - e. The project does not involve removing significant load-bearing walls or roof structure on the historic building
2. Additions that materially meet the criteria above and do not negatively impact the historic character of the property or district as determined by HPO staff on a case-by-case basis

#### **SOLAR PANELS**

1. Solar panel proposals which meet all city building permit requirements, and in which the panels are either:
  - a. Not street visible (i.e., entirely below roof parapet, on rear of house, on freestanding structure in rear yard below main house roof, or not visible evidenced by perspective drawings at front and oblique angles); or
  - b. Located on the rear half of hipped or gabled roof and no solar panels are proposed on the street-facing slope of the roof; or
  - c. Located on a rear outbuilding
2. Solar panel proposals that do not meet #1 above but where all non-street visible options, including removing one or more of the panels, have been fully explored as evidenced in writing by a solar designer and/or structural engineer
3. Other solar panel applications that materially meet the criteria above and do not negatively impact the historic character of the property or district as determined by HPO staff on a case-by-case basis

#### **SIGNS**

1. Small indirectly lit, freestanding signs in the front, side or rear yard; or
2. Signs affixed to commercial buildings which do not block or cover historic features, are of appropriate size and mass for historic buildings, are affixed without penetrations through historic masonry or other decorative finishes (as evidenced by a detail drawing showing mounting location), and which have finishes and shape consistent with the historic building, as determined by HPO staff on a case-by-case basis

#### **WINDOWS**

As of July 1, 2011, window replacement no longer requires a building permit or Historic Preservation Office Review as long as certain conditions met. For more information, please refer to "Window Replacement Without a Permit" online at <http://phoenix.gov/pdd/devcode/interps/devinterps.html>.





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**MAXIMUM STAFF TIME: 7 DAYS**

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**APPLICABILITY**

The certificate approval process applies only to **exterior work** that requires a building permit for properties listed on the Phoenix Historic Property Register (available at <http://phoenix.gov/pdd/historic/historicmaps/index.html> or in the office). Interior work that does not require a building permit does not require approval from the Historic Preservation Office (HPO). However, in some cases, the Building Official may refer you to the HPO for this determination.

A CERTIFICATE OF NO EFFECT (CNE) may be issued for minor work which does not materially change the historic character of the property, and the proposed work is clearly within the adopted design guidelines for historic properties.

A CERTIFICATE OF APPROPRIATENESS (COA) must be applied for if the proposed work will make material changes that may alter, diminish, eliminate or affect the historic or architectural character of the property in any way.

The Phoenix Historic Preservation Office (HPO) makes all determinations regarding whether a CNE or COA is required.

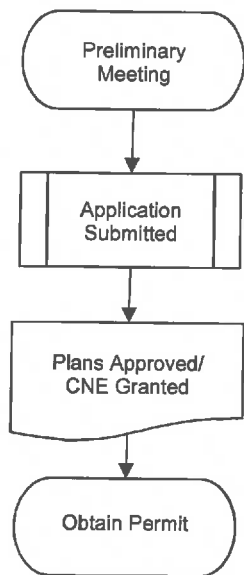
**The HPO accepts applications and plans for approval during walk-in hours each business day from 12:30 pm to 5:00 pm. Customers must sign in by 4 p.m. and may continue their business transaction through the close of business at 5 p.m. Customers may also schedule an appointment if they are not able to attend during walk-in hours.**

For more information regarding the review process, please see the "Historic Preservation Permit Process Frequently Asked Questions" available in the office or on the web at: <http://phoenix.gov/pdd/historic/index.html>. Other valuable tools, such as the *Preservation Philosophy* and the *Phoenix General Design Guidelines for Historic Properties* are also available.

**SUBMITTING PLANS**

When submitting an application, certain information is essential and must be included on the application form or shown on the plans. Staff will review the information at the time of plan submittal to determine whether or not it is complete. Those submittals that are not complete will be returned to the applicant with a list of the items that are outstanding. Please submit the drawings with all of the required information on the appropriate checklist as provided by staff. *HPO staff will make all determinations as to whether or not an application is complete.* A CNE application form will be completed by the applicant and approved by HPO staff at the time an HPO planner determines that the plans are complete.

### CERTIFICATE OF NO EFFECT PROCESS



1. During walk-in hours (or by appointment if the applicant is unable to attend during walk-in hours), staff reviews the proposed work and makes an initial determination if it qualifies for a CNE. Staff may request a draft copy of the drawings to take to a staff meeting to discuss with other planners the eligibility of the project for a CNE and/or changes to the project that could make it eligible for a CNE.
2. The applicant submits a complete application form, all required materials and three (3) copies of the plans to the HPO during walk-in hours or by appointment.
3. The HPO will evaluate the plans to ensure that they reflect any changes recommended by staff. The HPO stamps the approved plans and returns two (2) copies to the applicant.
4. An approved CNE is valid for one (1) year from the date of the approval. The applicant then takes two (2) copies of the approved plans to the Development Division (2<sup>nd</sup> floor) of the Planning & Development Department to apply for a building permit.



**MAXIMUM STAFF TIME: 35 DAYS**

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### **APPLICABILITY**

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A CERTIFICATE OF APPROPRIATENESS (COA) must be applied for if the proposed work will make material changes that may alter, diminish, eliminate or affect the historic or architectural character of the property in any way.

The Phoenix Historic Preservation Office (HPO) makes all determinations regarding whether a CNE or COA is required.

**The HPO accepts applications and plans for approval during walk-in hours each business day from 12:30 pm to 5:00 pm. Customers must sign in by 4 p.m. and may continue their business transaction through the close of business at 5 p.m. Customers may also schedule an appointment if they are not able to attend during walk-in hours.**

For more information regarding the review process, please see the "Historic Preservation Permit Process Frequently Asked Questions" available in the office or on the Web at: <http://phoenix.gov/pdd/historic/index.html>. Other valuable tools, such as the *Preservation Philosophy* and the *Phoenix General Design Guidelines for Historic Properties* are also available on the website.

### **PRE-APPLICATION MEETINGS**

Prior to filing the application, property owners are required to meet with an Historic Preservation Planner to review the proposed project and obtain recommendations to make a proposed project comply with the *Phoenix General Design Guidelines for Historic Properties*. Applicants are encouraged to meet with staff early in the process. Call the office at 602-261-8699 for an appointment.

**Please bring all of the following materials to the pre-application meeting:**

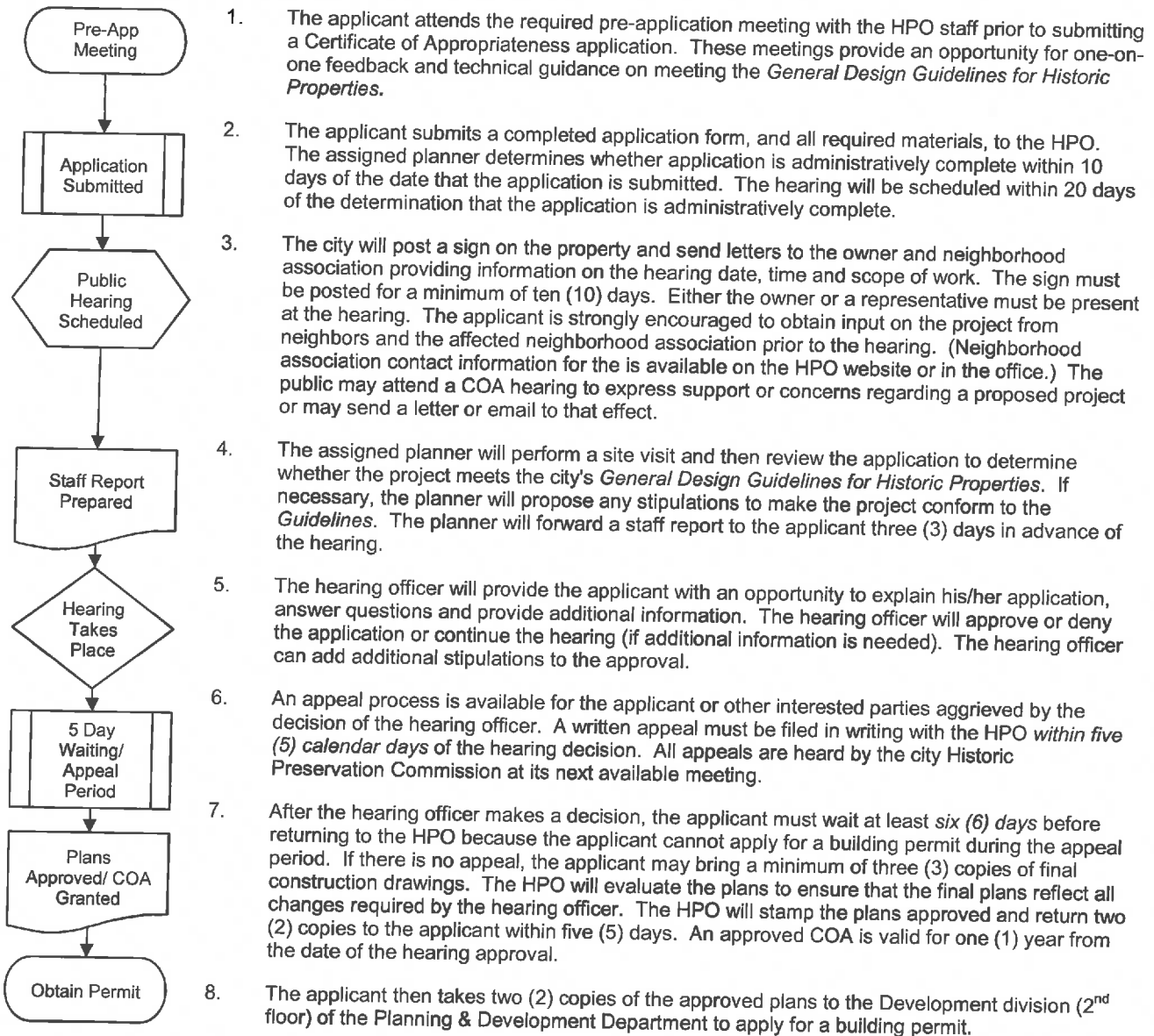
- **Current photographs, printed out**, of the main building from the front and side, and showing the area where proposed construction will occur, including any affected accessory structures;
- **A site plan** showing all existing structures on the lot, such as the house, accessory buildings, pools and major landscaping features, such as walls, ponds or large trees which impact site planning;
- **Conceptual drawings** of the project as you envision it;
- Historic photos of the property in the case of restoration projects if available, and
- Any other information that will help the planner to understand the project.

### SUBMITTING AN APPLICATION

When submitting an application, certain information is essential and must be included on the application form or shown on the plans. At the pre-application meeting staff will provide the appropriate checklist and indicate which items are required for the application to be considered complete.

Staff will review the application materials at the time of submittal to determine whether or not they are administratively complete, in compliance with Senate Bill 1598 (A.R.S. §985 (D)). Those applications that are not complete will be returned to the applicant with a list of the items that are outstanding. *The HPO staff will make all determinations as to whether or not an application is complete.*

### CERTIFICATE OF APPROPRIATENESS PROCESS





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**MAXIMUM STAFF TIME: 3 DAYS**

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The following materials are required for the Historic Preservation Office (HPO) to consider a demolition application within a historic preservation overlay to be complete:

1. A completed HPO Request for Demolition Approval form for the structure(s) or area(s) of a structure proposed for demolition. This form can be completed at the HPO.
2. A minimum of **one** (1) close-up photograph and **one** (1) overview/context photograph of each structure or area of a structure proposed for demolition.

**Please note:** additional photographs of the structure, both inside and out, showing the condition are helpful when determining whether or not it retains sufficient integrity to be considered a contributor.

3. If more than one structure is on a single legal parcel, or only a portion of a given building is being considered for demolition, then a scaled and labeled site plan showing the locations of each structure proposed for demolition and preservation on the site is required.
4. Incomplete applications will not be accepted for review.

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**The Historic Preservation Office will review and accept Request for Demolition Approval applications weekdays from 12:30 to 5:00 p.m. only. Applicants must sign in by 4:00 p.m. and may continue their business transaction through close of business at 5:00 p.m. City staff will review the applications for completeness prior to accepting an application. All complete applications will be reviewed and either approved or denied within three business (3) days.**

**DEMOLITION APPLICATION AND HEARING PROCESS  
FOR PROPERTIES LISTED ON THE PHOENIX HISTORIC PROPERTY REGISTER**

**REGULAR PROCESS:**

1. Within three (3) days after receiving a demolition application for a property listed on the Phoenix Historic Property Register, the city Historic Preservation Office will evaluate an application based on:
  - (A) Whether the structure is of no historic or architectural value or significance and does not contribute to the historic value of the property, and
  - (B) Whether the loss of the structure would not adversely affect the integrity of the Historic Preservation Overlay District or the historic, architectural or aesthetic relationship to adjacent properties and whether its demolition shall be inconsequential to historic preservation needs of the area.
2. If the demolition application meets the above criteria, the applicant will then need to provide the city Historic Preservation Office (HPO) with a reuse plan for the property. Approval of this plan is needed prior to obtaining HPO approval for the demolition work. The plan should include a scaled site plan showing all existing and proposed features (driveways, buildings, fences, pools) on the site. If new construction is proposed on the site, a Certificate of Appropriateness or Certificate of No Effect from the HPO will also be required prior to receiving approval for the proposed demolition work.
3. If a demolition application is denied, the applicant may request an economic hardship hearing (see information below). Otherwise, the city cannot issue a demolition permit on the property for a period of one year from the date of the denial. For properties designated as "landmarks," the restraint of demolition applies for three (3) years.
4. From the time the demolition restraint expires, the owner has one (1) year to obtain a city demolition permit and complete all demolition work. The owner must submit and receive approval for a reuse plan for the site prior to obtaining demolition approval (if required). The HPO may grant a one-time six (6) month extension if the demolition work is not completed within one (1) year due to unforeseeable conditions. If the work is not completed within this time frame, then the owner must re-apply for a demolition permit according to the regular demolition permit procedures delineated above.

**ECONOMIC HARDSHIP:**

1. If a demolition application is denied, the applicant may request a public hearing based on economic hardship by submitting a hearing request form along with the required documentation.
2. The assigned planner determines whether the application is administratively complete within (ten) 10 days of the date that the application is submitted. Those applications that are not complete will be returned to the applicant with a list of the items that are outstanding. The hearing will be scheduled within (twenty) 20 days of the determination that the application is administratively complete.
3. The city will post a hearing notice on the property at least ten (10) days in advance of the hearing. At the hearing, the Historic Preservation Hearing Officer will review the application and the economic hardship evidence, and either grant or deny the requested demolition work. The hearing may be continued if additional information is needed.
4. Any person aggrieved by the Hearing Officer's decision may appeal to the Historic Preservation Commission within five (5) days of the decision. The Commission must hold a hearing within sixty (60) days from the date the appeal is filed, with a hearing notice posted on the property at least ten (10) days in advance of the hearing. The Commission's decision is final unless an appeal is filed within five (5) days of the Commission's action. If appealed, the HPO will schedule the matter for a hearing by the City Council at its next available meeting.
5. If the "Request for Certification of Economic Hardship" is denied, the restraint of demolition will remain in effect until the original deadline specified above in the regular process.

***\*An alternative review process applies to properties with pending historic preservation overlay zoning applications.***



KIVA # \_\_\_\_\_

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**Application Type:** ☐ **Request for Demolition Approval**  
☐ **Request for Certification of Economic Hardship**  
☐ **Demolition Restraint Expiration**

**Maximum Staff Time: 3 Days**  
**Maximum Staff Time: 35 Days**  
**Maximum Staff Time: N/A**

Conservation Easement: ☐ Yes ☐ No

Property Address: \_\_\_\_\_

Historic Property/District: \_\_\_\_\_

Application Filed By: ☐ Owner ☐ Owner's Representative

Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Representative's Name: \_\_\_\_\_

Representative's Firm: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City & State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

- I declare that all information submitted is true and accurate to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for delay in scheduling.
- Architectural plans and engineering reports become the property of the city of Phoenix once submitted and are considered a part of the public record and therefore subject to requests for copies by citizens.
- I understand that if a Request for Demolition Approval is granted, it is not an actual city of Phoenix demolition permit. I will consult with the city's Development Division to determine if a permit is required and will obtain one if necessary.
- I acknowledge that if a Request for Demolition Approval is granted, it will expire in one (1) year.
- I realize that a Certificate of No Effect or Certificate of Appropriateness is required for new construction and that a city of Phoenix building permit may also be required. I will consult with the city's Development Division to determine if a permit is required and will obtain one if necessary.
- I understand that any new construction will be required to meet the current zoning and building code requirements subsequent to demolition of any existing structure.
- I acknowledge that if the property is enrolled in the State Historic Property Tax Reclassification (SPT) program, the State Historic Preservation Office (SHPO) must be contacted for review and comment or approval prior to project implementation. The SHPO is located at 1300 W. Washington St., Phoenix, AZ 85007, (602) 542-4009.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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